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SONOMA COUNTY ZONING ORDINANCE

A REVIEW AND RESPONSE

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Prepared by:



Sonoma County Alliance
"A Healthy Environment Depends Upon A Healthy Economy"

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SONOMA COUNTY ZONING ORDINANCE
(CHAPTER 26, SONOMA COUNTY CODE)

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ARTICLE 1 IN GENERAL

SEC. 26-10 PURPOSE

To promote and protect the public health, safety, peace, comfort convenience and general welfare. It is also adopted for the following specified purposes:

- (a) To provide for the orderly and beneficial land use of the County.
- (b) To protect the physical and environmental quality and social-economic stability of agricultural, residential, commercial, industrial and other land uses within the County.
- (c) To protect the public safety and welfare by regulating the uses of land and the location of all structures and land.

SEC. 26-11 COMPOSITION OF ZONING ORDINANCE

The Zoning Ordinance consists of the establishment of various districts within the unincorporated territory of the County, within which (1) it shall be unlawful to erect, construct alter or maintain certain buildings or to carry on certain trades or occupations or to conduct certain uses of land or buildings, (2) the height and bulk of future buildings shall be limited and (3) certain open spaces shall be required around future buildings. The various districts also consist of appropriate regulations to be enforced in such district, all as set forth in this chapter.

Delete "Permissive Ordinance . . ."

SEC. 26-12 DISTRICTS ENUMERATED

The districts established by this chapter are as follows:

(NR District - Natural Resource District) - Delete
TR District - Timber Preserve District
GR District - Geothermal Resource District
MR District - Mineral Resource District
FP District - Flood Plain District
AE District - Exclusive Agricultural District
AP District - Primary Agricultural District
AS District - Agricultural Services District
A2 District - Secondary Agricultural District
AR District - Agricultural and Residential District
RR District - Rural Residential District
R1 District - Low Density Residential District
R2 District - Medium Density Residential District

R3 District - High Density Residential District
RU District - Urban Residential District
PC District - Planned Community District
CS District - Rural Services District
CT District - Tourist Commercial District
CO District - Office District
C1 District - Neighborhood Commercial District
C2 District - Community Commercial District
C3 District - Commercial Services District
CF District - Fishing Commercial District
MG District - General Industrial District
MP District - Planned Industrial District

SEC. 26-13 COMBINING DISTRICTS

In addition to the districts enumerated in Sec. 26-12, the following certain combining regulations are established as set forth in this chapter:

HD District - Historic District
F District - Flood Plain District
SD District - Scenic Design District
J District - Mobile Home Exclusion District (DELETE)
S District - Study District
B District - Special Lot Size and Density District
CC District - Coastal Combining District

SEC. 26-14 ESTABLISHMENT OF DISTRICTS GENERALLY

The districts indicated in Sec. 26-12 and 26-13 are hereby established or may be established by progressive amendments to this chapter. The designations, locations, and boundaries thereof are set forth and indicated in index maps to various sectional district maps which show the designations, locations and boundaries of such districts. Such maps, and all notations, references, data and other information shown thereon are hereby made a part of this chapter, or may be made a part of this chapter by progressive amendment thereto.

SEC. 26-15 INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of any of the districts, the Board of Supervisors, upon written application or upon its own motion, shall determine the boundaries of such districts.

SEC. 26-16 ZONING ORDINANCE INDEX MAPS

Zoning Ordinance Index Maps are the zoning maps of the County of Sonoma, and are maintained in a sequential series, which shall be indexed to the County sectional district map system. This map system shall reflect the zoning of land within Sonoma County.

SEC. 26-17 INTERPRETATION OF LANGUAGE

These are general rules for construction of language. The following rules of construction shall apply to the text of the zoning regulations:

- (a) The particular shall control the general.
- (b) In case of any difference of meaning or implication between the text of any provision and any caption or illustration, the text shall control.
- (c) The word "shall" is always mandatory and not discretionary. The words "may" and "should" are discretionary.
- (d) References in the masculine and feminine genders are interchangeable.
- (e) Words used in the present tense include the future, and words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.

- (f) The word "activities" and "facilities" and "uses" includes any part thereof.
- (g) Unless the context clearly indicates to the contrary, the following conjunctions shall be interpreted as follows:
 1. "And" indicates that all connected items or provisions shall apply.
 2. "Or" indicates that the connected items or provisions may apply singly or in any combination.
 3. "Either...or" indicates that the connected items or provisions shall apply singly but not in combination.
- (h) "District" means a general district or a combining district established by this title, unless otherwise indicated by a specific reference to another kind of district.
- (i) All public officials, bodies, and agencies to which reference is made are those of the County unless otherwise indicated.
- (j) "County" means County of Sonoma.

SEC. 26-18 DEFINITIONS

The following words and phrases shall have the meanings respectively ascribed to them by this section:

Agricultural Service Use

The provision of services that directly support agricultural uses on the same property or on neighboring agricultural lands such as spraying, pruning, harvesting, or the like.

Alley

Any public thoroughfare which affords only a secondary means of access to abutting property.

Automobile Wrecking Yard

See Junk Yard

Boarding House

A dwelling other than a guest ranch, inn, hotel, group care facility, home care facility, or resocialization facility as herein defined, where lodging and meals for three (3) or more unrelated persons are provided for compensation.

Bonded Wine Cellar

A structure used primarily for the storage of bulk wine. Processing activities shall be limited to blending and topping only. No on-site sales are permitted.

Cellars including crushing and bottling or other processing activities shall be considered a winery.

Building Site

A recorded lot or parcel of land occupied or to be occupied by a main building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required by the terms of this chapter, and having its principal frontage on a street, alley, road, highway, or waterway. Building site area shall be a gross calculation provided that no lot shall be created that is of less area or width than that required by the base zone in which it is located. A building site shall not include the area of easements of roadways for ingress or egress to any parcels of land when such easements or roadways reduce the building site area below the base zone requirement. For determining residential densities, "building site" shall mean "maximum permitted density."

Business Area

Property contiguous to a highway where (a) upon one (1) side of the highway, for a distance of 600 feet, fifty percent (50%) or more of the contiguous property fronting thereon is occupied by a permanent business use, or (b) upon both sides of the highway, collectively, for a distance of 300 feet, fifty percent (50%) or more of the contiguous property fronting thereon is so occupied. A business area may be longer than the distances specified in this section if the above ration of land in use for business to the length of the highway exists.

Business, Retail

The retail sale of any article, substance, or commodity for profit or livelihood, conducted within a building, but not including the sale of lumber or other building materials or the sale of used or secondhand goods or materials of any kind, with the exception of antique stores.

Business, Wholesale

The wholesale handling of any article, substance, or commodity for profit or livelihood, but not including the handling of lumber or other building materials or the open storage or sale of any materials or commodity and not including the processing or manufacture of any product or substance.

Camp Car

A vehicle defined as a camp car under the provisions of Division XIII, Part 2, of the Health and Safety Code of the State of California.

Campground

The erection, construction, reconstruction or use of any structure for temporary or permanent residence that does not meet the minimum requirements of Ord. 1104 and ordinances amendatory thereto. Structure, as used in this definition, includes any building, tent, leanto, trailer, automobile, or shelter constructed of any material, natural or manmade, but excluding mobile homes.

Car Port

An accessible and usable covered parking space not less than ten (10) feet by twenty (20) feet open on one (1) or more sides. Such structure shall be located on the lot so as to meet all the requirements of this chapter for accessory buildings, or, if made a part of the main building shall meet all the requirements of this chapter for the main building.

Change of Use

The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including a change of ownership, tenancy, or management where the previous nature of the use, line of business or other function is substantially unchanged.

Coastal Commission

The California Coastal Commission.

Coastal Permit

A letter or certificate issued by the County of Sonoma in accordance with the provisions of this chapter, approving a project in the "CC" Combining District as being in conformance with the Coastal Program. A Coastal Permit includes all application materials, plans and conditions on which the approval is based.

Coastal Plan

The Sonoma County coastal land use plan certified by the California Coastal Commission on December 2, 1980, and as may be subsequently amended.

Coastal Program

The County's land use plans, zoning ordinances, zoning maps and implementing actions certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.

Coastal Zone

That portion of the Coastal Zone, as established by the Coastal Act of 1976 and as officially mapped by the Coastal Commission, and as it may subsequently be amended, which lies within the County of Sonoma.

Combining Districts

A district whose regulations may supplement any other district except another combining district; for example, "R1" combined with "B4" (R1-B4) adds the additional requirements of a one (1) acre minimum lot size.

Community Apartment Project

A project in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon.

Commercial Harvesting of Firewood

State Law should be quoted.

Condominium

An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a building on such real property, such as a residence, apartment, or apartment house. A condominium may include, in addition, a separate interest in other portions of such real property and is more particularly defined in Civil Code Section 783.

(a) Association

Association is the organization of persons or entity which owns a unit or units in a condominium project or right of exclusive occupancy in a community apartment and every such owner shall be a member of the Association.

(b) Common Area

Common area is an entire condominium project excepting all units therein.

(c) Community Apartment Project

A project in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon.

(d) Condominium Conversion Project

The conversion or subdivision of a single-ownership parcel of existing improved real property, including but not limited to a structure containing two (2) or more dwelling units, into a form of ownership for residential purposes involving the right of exclusive occupancy or separate ownership of individual units, including but not limited to condominiums, community apartments, stock cooperatives or planned unit developments (hereinafter PROJECT).

(e) Planned Development

A planned development essentially consists of separate lots and common areas or reciprocal interest or restrictions upon separately owned lots and is more particularly defined in Section 11003 and Section 11003.1 of the California Business and Professions Code and subsequent amendments thereto.

(f) Stock Cooperative

A stock cooperative is a corporation formed for the purpose of holding title to improve real property with shareholders receiving the right of exclusive occupancy in a portion of the real property is more particularly defined in Section 11003.1 of the California Business and Professions Code.

(g) Tenant

A person who rents, leases or subleases, through either a written or oral agreement, real property from another.

(h) Unit

Unit is the element of a condominium conversion project which is not owned in common with the other owners of the project, or is an apartment in a community apartment project or stock cooperative to which an owner of an undivided interest in common in a community apartment project has a right of exclusive occupancy.

Contractors Yard

Any land and/or buildings used primarily for the storage of equipment, vehicles, machinery, new or used, building materials, paints, pipe, or electrical components used by the owner or occupant of the premises in the conduct of any building trades or building craft.

Cottage

Any accessory structure which consists of a detached living quarter of a permanent type of construction not exceeding eight hundred square feet.

County Boundary

The boundary of the County, or the boundary of any incorporated municipality within the County.

Day Care Center

A facility operated by a person, corporation, or association in which day time child care is provided for more than six (6) children, usually offering an educational program along with care and supervision.

Density

The number of dwellings permitted on one (1) acre of land or the number of acres required for each dwelling.

Development (See permit)

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility. Lakes and ponds on agricultural land not to be considered as development.

Domestic Animals

Animals normally maintained in the home as pets.

Dwelling Groups

A group of two (2) or more detached or semi-detached, one (1) family, duplex or multiple dwellings situated upon a permanent foundation, occupying a parcel of land having any yard, court, or area in common.

Dwelling, One (1) Single-Family

A permanent building designated or used exclusively as a residence in its entirety, used to house not more than one (1) family. A mobile home on a foundation pursuant to Sec. 26-341 et seq. is a single family dwelling. Dwelling shall not include a tent, travel trailer, or similar vehicle or structure.

Dwelling, Two (2) Family or Duplex

A single building containing not more than two (2) kitchens, designed or used to house not more than two (2) families living independently of each other, including all necessary employees of each such family.

Dwelling, Three (3) Family or Triplex or Apartment House

A building or portion thereof used and designed as a residence for three (3) or more families living independently of each other, and doing their own cooking in the building. This includes apartment houses, apartment hotels, hotels and flats, but not motels.

Dwelling Unit

Any building or portion thereof designated or used exclusively as the residence or sleeping room or quarters with kitchen facilities for one (1) or more persons, other than a tent, mobile home, motor home or similar vehicle or structure.

Ethanol Production

The process of distilling ethyl alcohol into fuel.

Excavation

The mechanical removal of earth material.

Family

A single and separate living unit, consisting of either:

- (a) One (1) person, or two (2) or more persons related by blood, marriage, or adoption or by legal guardianship pursuant to court order; plus necessary domestic servants and not more than three (3) roomers or boarders; or
- (b) A group of not more than five (5) persons unrelated by blood, marriage or adoption or such legal guardianship. A group occupying a fraternity house, club building, hotel, motel, or any other building or portion thereof other than a dwelling, shall not be deemed to be a family.

Feed Lot (Delete "Feed Yard")

Corrals or holding areas for the primary purpose of holding or feeding animals for market. This does not include corrals or holding areas that would be used in normal livestock operation.

Fill

A deposit of earth material placed by artificial means.

Flood Proof Structure

A structure which in the opinion of the Chief Engineer of the Sonoma County Water Agency and the County Building Inspector is designed and constructed to resist floatation, destruction, or major damage by the maximum flood predicted for the structure site.

Flood, Selected

The magnitude of flood to be used for establishing minimum flood profile levels and designating the outer limits of the part of the flood plain to be regulated; i.e., the outer limits of the primary and secondary flood plain districts. The selected flood shall be determined by the Board of Supervisors upon recommendation by the Chief Engineer of the Sonoma County Water Agency.

Floodway

The channel of a stream and the portions of the adjacent flood plain as are required to adequately accommodate flood waters of the selected flood; i.e., all of the flood plain area which could not be removed or obstructed without causing a significant rise in flood levels of the selected flood including essential pondage or water retention areas.

Freeway

Any expressway or limited access highway, as those terms are defined by the Streets and Highways Code of the State of California.

Garage

An accessible and usable enclosed parking space of not less than ten by twenty (10 x 20) feet for storage of automobiles, such garage to be located on the lot so as to meet the requirements of this chapter for an accessory building, or main building if attached.

Geotechnical Studies

Studies applying geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil.

Grading

Any excavating or filling or combination thereof.

Gravel Mining Operations

Hardrock quarry operations

Crushed rock operations which entail the extraction, stock piling, processing, and sale of in situ rock, overburden, and topsoil.

Instream operations

Sand and gravel operations which entail the extraction and sale of sand, gravel, and overburden from streams and rivers.

River terrace operations

Sand and gravel operations which entail the extraction and sale of sand and gravel from terrace floodplain deposits.

Group Care Facility

A facility including but not limited to a single-family residence, licensed by any State or County Health or Welfare Agency to provide adult supervision and residence services to seven (7) or more individuals who are not related to the resident owner or operator. Residents may be physically or mentally handicapped or aged.

Guest House (Delete)

Height of Buildings

The vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof.

Hog or Pig Farms, Commercial

The keeping of more than six (6) adult swine on the premises; i.e._boars_and_sows,_etc.

Home Care Facility

A single-family residence licensed by any State or County Health or Welfare Agency to provide adult supervision and residence services to six (6) or less children or adults who are not related to the resident household and who are not mentally handicapped.

Home Occupation

An activity which is carried on in a residence and which results in a product or service not used in its entirety by the family group, and which meets all of the following criteria:

- (a) The use is clearly incidental and secondary to the use of the dwelling for dwelling purposes;

- (b) The use is conducted entirely within a dwelling and is carried on by the inhabitants thereof; this does not include attached or detached garages or other accessory buildings;
- (c) The use does not appreciably change the character of the dwelling or adversely affect the uses permitted in a residential district. No home occupation shall be permitted which creates objectionable noise, dust, smoke, odor, or other nuisance;
- (d) The use shall not cause more than eight (8) customers or clients to come to the dwelling unit for service or products during any one (1) day;
- (e) The use shall not create substantial additional traffic or require additional parking;
- (f) No persons are employed other than those necessary for domestic purposes;
- (g) (Delete)
- (h) The entrance to the space devoted to a home occupation shall be from within the building. No internal or external alterations or construction features are permitted;
- (i) Signing shall be limited to one (1) attached, non-illuminated, two (2) square foot sign;
- (j) (Delete)

Each person proposing to conduct a home occupation shall submit a letter to the Planning Director fully disclosing the nature and extent of the proposed occupation. The Planning Director may require the person proposing to conduct the home occupation to obtain written consent of owners of neighboring properties, or to obtain a use permit in cases where the proposed home occupation might be incompatible in the particular neighborhood.

Hotel, Guest Ranch, Inn

Any building or portion thereof containing six (6) or more guest rooms each used, designed or intended to be used, let or hired out for occupancy for one (1) or more guests.

Incidental Use

A minor or secondary use.

Inclusionary Units (Delete)

Institution Use

A use, commonly consisting of schools, churches, public buildings, and related offices, whose function is of a public or charitable character and does not involve direct on-site sales of products or personal services.

Junk Yard

Any land or lot where more than 100 square feet of the area or where any portion of that land or lot which adjoins any public or private street or road is used for the storage of junk, including scrap metals, salvage or other scrap materials, or for the dismantling or wrecking of automobiles or other vehicles or machinery, whether for sale or storage.

Kennels

Any lot or premises not in commercial agricultural use on which five (5) or more dogs or cats at least four (4) months of age are kept, boarded or trained, whether or not in special buildings and runways.

Livestock

Animals maintained as a source of food or clothing, including bovine and equine animals.

Lot

A "building site".

Lot, Corner

A lot, two (2) or more adjacent sides of which abut upon a street.

Lot Coverage

The percentage of a lot encumbered by structures and areas devoted to vehicular or parking.

Lot Frontage

The linear measurement of the front lot line.

Lot, Key

An interior lot adjacent to a corner lot, the side line of which is contiguous with the rear lot line of the corner lot.

Lot Lines

Property lines bounding the lot.

Lot Lines, Front

Each street lot line of an interior or through lot.

Either one or the other of the two (2) street lot lines of a corner lot.

Lot Line, Rear

The lot line opposite and most distant from the front line, where such lot line is not also a street lot line.

Lot Line, Side

Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.

Lot of Record

A lot that is designated upon a map showing the lot, block and tract as indicated on a recorded final map, or as a lot shown on a recorded parcel map.

Lot Width

The least distance between the side lot lines, measured at points midway between the front and rear lot lines. In the case of triangular lots, or lots that are bounded by more than four (4) straight lines, or that have curvilinear side lines, the Planning Director shall determine the lot width.

Major Energy Facility

Any energy facility as defined by Public Resources Code Section 30107 and exceeding \$50,000.00 in estimated cost of construction.

Major Medical Facility

A State-licensed institution which provides intensive professional supervision and/or medically supervised treatment to patients.

Major Public Works Project

Any public works project as defined by California Administrative Code Section 13012 and exceeding \$50,000.00 in estimated cost of construction.

Mobile Home

A structure, designed and equipped to be used for human habitation either licensed as such by the California Department of Motor Vehicles or contains an insignia of approval from the California Department of Housing and Community Development or by the U. S. Department of Housing and Urban Development to be used with or without a permanent foundation, which is not less than eight (8) ft. in width and forty (40) ft. in length.

Motel

A group of two (2) or more detached or semi-detached buildings containing guest rooms or apartments and associated parking used primarily for the accommodation of transient automobile travelers.

Nonconforming Use

A lawful use existing on the effective date of a zoning ordinance restriction and continuing since that date.

Non-Operative Motor Vehicle Storage Yard

(Delete)

Open Space

Those areas suitable for common recreational use or which provide visual relief to developed areas, exclusive of flood control channel rights-of-way, areas devoted to parking, vehicular traffic, or private use, and any other area which does not significantly lend itself to the overall benefit of either the particular development or surrounding environment. Open space may include areas in private lot ownership, provided that such areas are not fenced. The boundaries of open space areas shall be treated as property lines in determining required rear and side yard setbacks.

At least fifty percent (50%) of the required open space shall be contained as a single visually identifiable area exclusive of connecting corridors or pathways.

(Delete "5000 square feet...")

Outdoor Advertising Sign or Structure

Any card, cloth, paper, metal, painted wooden or other sign of any kind or character whatsoever, placed for outdoor advertising purposes on the ground or any tree, wall, bush, rock, post, fence, building, structure, or thing whatsoever, except appurtenant signs and directional signs. The term "placed" as used in this definition, posting, painting, printing, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing to or making visible in any manner whatsoever.

Outdoor Festival

Any outdoor gathering of individuals for the purpose of participation in dances and musical or theatrical type performances, or both, which are of a periodic nature and to which the public is admitted with or without payment of admission charges.

Parking Spaces

Usable off-street area with independent access, not included within established front-yard setback, at least 9' x 20' for diagonal or perpendicular vehicle parking, or at least eight by twenty-two (8' x 22') for parallel vehicle parking.

Permit (See Development)

Planned Development

A real estate development other than a community apartment project or a condominium having either or both of the following features:

- (a) Any contiguous or non-contiguous lots, parcels or areas owned in common by the owners of the separately owned lots, parcels or areas consisting of areas or facilities the beneficial use and enjoyment of which is reserved to some or all of the owners of separately owned lots, parcels or areas.
- (b) Any power existing to enforce any dues or assessments in connection with membership in the owners association, or any obligation pertaining to the beneficial use and enjoyment of any portion of, or any interest in, either the separately or commonly owned lots, parcels or areas by means of a levy or assessment which may become a lien upon the separately owned lots, parcels or areas of defaulting owners or members, which said lien may be foreclosed in any manner provided by law for the foreclosure of mortgages or deeds of trust, with or without a power of sale. Such enforcement is not valid for a fine imposed by the owners association.

Principal Permitted Use

Any use, as modified by the "CC" Combining District, which is a use permitted subject to Site Development and Erosion Control Standards (Article 51) or as may be determined by the Planning Commission. Development which is not defined as a Principal Permitted Use is appealable to the Coastal Commission.

Professional Offices

Buildings or structures for the purpose of establishing or maintaining offices for doctors, attorneys, registered engineers or architects, licensed surveyors, accountants or realtors, but not including barbers, beauticians, cosmetologist or other service establishments.

Public Garage

Any premises, except those herein defined as a private or storage garage, used for the storage or care of motor vehicles, or where any such vehicles are equipped for operation or repair, or kept for remuneration, hire or sale.

Public Use

A use operated exclusively by a public body, to serve the public health, safety or general welfare, including uses such as public schools and universities, parks, playgrounds, hospitals, and administrative and service facilities.

Quasipublic Use

A use operated by a private nonprofit, educational, religious, charitable or medical institution, having the primary purpose of serving the general public, and including uses such as churches, private schools and universities, community, youth and senior citizen recreational facilities, private hospitals and the like.

Recreational Vehicle (RV) Travel Trailer

A motorized vehicle fit for human habitation and licensed by the Department of Motor Vehicles, commonly known but not limited to house cars, campers, motor homes, travel trailers, camp trailers, coaches.

Recreational Vehicle (RV) Park

Any area or tract of land where one (1) or more lots accommodate owners or users of travel trailers or motor vehicles used for travel or recreational purposes and where occupancy by any one (1) individual does not exceed ninety (90) consecutive days in any one (1) calendar year.

Resocialization Facility

A facility, including but not limited to a single-family residence, which provides adult supervision and residence services to six (6) or less individuals who are not related to the resident household, and who are mentally handicapped and may be receiving some casework services from psychiatric social workers or welfare workers. A resocialization facility may be a licensed or unlicensed home for persons who are placed in or referred to the facility by a State agency.

Resource Management (Delete)

Rest Home

A structure for housing ambulatory guests and requiring a license from another agency.

Riparian

Relating to, living, or located on the bank of a natural watercourse, lake or tidewater.

Riparian Corridor (Source - Draft Zoning Ord. p 19, LPC p. III-2)

Tree and shrub vegetation of freshwater courses. A line or belt of vegetation following the course of a river or stream on the immediate banks and appearing visually and structurally separate from the surrounding landscape. Boundaries are delineated by the outer edge of riparian vegetation. Riparian vegetation consists of that vegetation in or adjacent to permanent or intermittent freshwater bodies where at least 50 percent of the cover is made up of species such as alders, willows, cottonwoods, box elders, ferns, blackberries. Relating to, living, or located on the bank of a natural watercourse, lake, or tidewater. (Need dimensions included)

Rooming House

A dwelling other than a hotel, group care facility, home care facility, or resocialization facility, as herein defined, where lodging, but not meals, for three (3) or more unrelated persons is provided for compensation.

Scenic Corridor

Any major or minor highway, or portion of major or minor highway, which after notice and hearing by the Planning Commission and the Board of Supervisors, as provided in this chapter, has been declared to be a scenic highway/byway by resolution of the Board of Supervisors or by the General Plan or any specific plan.

Scenic Highway/Biway/Designated Scenic Roads

Any major or minor highway, or portion of major or minor highway, which after notice and hearing by the Planning Commission and the Board of Supervisors, as provided in this chapter, has been declared to be a scenic highway/biway by resolution of the Board of Supervisors or by the General Plan or any specific plan.

Sign

Any visual announcement, declaration, demonstration, display, illustration, or insignia used to advertise, identify, or promote the interest of any person, product, or place of business when the same is placed out of doors in view of the general public.

1. Appurtenant Sign

Any sign which directs attention to an occupancy, business, commodity, service, or entertainment conducted, sold, or offered only from the premises where the sign is maintained.

2. Area of Sign

The entire area within a single continuous perimeter or geometric form or sphere enclosing the extreme limits of writing, representation, emblem, or any figure or similar character excluding the necessary supports or uprights on which such sign is placed. Where a sign has two (2) or more faces except where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of all faces shall be included in determining the area of a sign. When only one (1) face of the sign is to be used for area calculations, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area or as the area of the larger face if two (2) faces are of unequal area.

3. Attached Sign

Any sign attached to, made a part of, or included on any building surface (also known as a Wall Sign).

4. Detached Sign

Any sign which is not an attached sign and which is supported primarily by one (1) or more columns, uprights, or braces placed in or upon the ground.

5. Directional Sign

Any structure for the purpose of furnishing direction to uses which are designated to accommodate tourists or other travelers or a use which is of general public interest. Such signs shall indicate a point of change in travel and shall not exceed thirty-two (32) square feet in area.

6. Directly Illuminated Sign

Any sign designed to give forth artificial light directly or through transparent or translucent material from a source of light visible from the street or abutting property including but not limited to exposed tubing neon signs.

7. Height of Sign

This shall be defined as the vertical distance from the uppermost point used in measuring the area of a sign to the ground immediately below such point or to the level of the upper surface of the nearest curb of a street or alley (other than a structurally elevated roadway) whichever measurement permits the greater elevation of the sign.

8. Identification Sign

Any sign other than a bulletin board which serves to tell only the name, address and lawful uses of the premises upon which the sign is located and shall include the name plates.

9. Indirectly Illuminated Sign

Any sign whose illumination is reflected from its source by the sign display surface to the viewer's eye, the source of light not being visible from the street or from abutting property.

10. Non-appurtenant Sign

A sign which directs attention to an occupancy, business, commodity, service, or entertainment supplied or originating on other premises.

11. Portable Sign

A sign which, by its design, is readily movable and is equipped with wheels, casters or rollers, or which sets on the surface of the ground rather than being attached thereto. Advertising displays affixed to or being supported by a vehicle are portable signs.

12. Reader Board

Any sign of permanent character but with movable letters, words, or numerals indicating the names of persons associated with, or events conducted upon, or products or services offered upon the premises upon which such sign is maintained.

13. Real Estate Sign

Any sign advertising the sale, rental, or lease of the premises on which the sign is maintained including a subdivision sign.

Stable, Private

Housing for horses owned and used by the occupant of the residence and not for hire or rental or commercial boarding of horses.

Street

A public or private thoroughfare which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined herein.

Street Line

The boundary between a street and property.

Structure

Anything constructed or erected, the use of which requires location on the ground or attachment to something having location of the ground.

Structural Alterations

Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Timber Harvesting (Commercial)

As defined in the Sonoma County Timber Ordinance.

Travel Trailer

A vehicle, other than a motor vehicle or mobile home, which is designed or used for human habitation and for travel or recreational purposes, and which is not more than eight (8) feet in width and is less than forty (40) feet in length, and which may be moved upon a public highway without special permit or chauffeur's license or both, without violating any provision of the Vehicle Code of the State.

Travel Trailer Park or Recreational Trailer Park

Any area or tract of land where one (1) or more lots accommodate owners or users of travel trailers used for travel or recreational purposes and wherein occupancy by any one (1) individual does not exceed ninety (90) consecutive days in any one (1) calendar year.

Truck or Equipment Terminal or Depot

A space, area, or building designed, equipped or maintained for the parking or storage of two (2) or more trucks, vehicles or equipment other than private automobiles or farm vehicles or equipment used incidental to agricultural uses on the premises.

Unique Features (Delete)

Unit (See Dwelling Unit)

Use, Accessory

A use incidental and accessory to the principal use of a lot or a building located on the same lot.

Viable Agriculture . . need definition

Winery

The use of a building for crushing, fermentation, storage processing and the bottling and general processing of wine.

1. Small Winery
The processing of 500 - 5,000 cases per year.
2. Intermediate Winery
The processing of 5,000 - 25,000 cases per year.
3. Large Winery
The processing of 25,000 or more cases per year and/or wineries advertising and/or otherwise encouraging on-site sales or tasting and/or which provide concerts or other live entertainment.

Yard

An open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward except as otherwise permitted in this chapter.

Yard, Front

A yard extending across the front of the lot between the inner side yard lines and measured from the front of the lot to the nearest line of the building; provided, that if any building line or official plan line has been established for the street upon which the lot faces, then such measurement shall be taken from such building line or official plan line to the nearest line of the building.

Yard, Rear

A yard extending across the full width of the lot and measured between the rear line of the lot and the nearest line of the main building.

Yard, Side

A yard between the side line of the lot and the nearest line of the building and extending from the front line of the lot to the rear yard.

Zoning District

A portion of the County within which certain uses of land and buildings are permitted or prohibited and within which certain yards and other open spaces are required and certain height limits are established for buildings, all as set forth and specified in this chapter.

ARTICLE 2 NR NATURAL RESOURCE DISTRICT

DELETE

ARTICLE 3 TP TIMBER PRESERVE DISTRICT

SEC. 26-30 PURPOSE

To provide for timberland zoning wherein a yield tax shall be imposed at the time of harvest and to provide for the conservation and protection of land capable of producing timber and forest products within the General Plan's "Undeveloped" land use category. Compatible uses specified in this section are consistent with the Forest Taxation Reform Act of 1976.

SEC. 26-31 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Area, etc.)

Notwithstanding those uses listed in Sec. 26-31 and Sec. 26-32; no use shall be permitted contrary to California Government Code, Chapter 6.7, Article 1, Section 51100 through 5155.

(a) Timber Management Uses

1. Including but not limited to timber management activities including planting, raising and harvesting of trees for lumber or forest products on parcels greater than (3) acres in size, subject to the requirements of the California Division of Forestry, Timber Harvesting Plan.

(b) Resource Management Uses

1. Management of land for watershed; for fish and wildlife habitat; fish rearing ponds, hunting and fishing, beekeeping, and grazing, where these uses are incidental to the primary use.

(c) Residential Uses

1. One (1) single-family dwelling.
2. Additional detached single-family dwelling not to exceed three (3) per parcel subject to the following limitations:
 - a. The total number of dwellings shall not exceed one (1) unit per 40 acres, unless specified otherwise by a "B" Combining District.
 - b. The additional dwellings (three (3) maximum) may be clustered with the primary dwelling in order to minimize road, drives and utility extensions.
 - c. (Delete Design Review Requirement.)

(d) Incidental Uses

1. One cottage. (Delete guest house)
2. Accessory structures or uses incidental and appurtenant to any permitted uses including barns, sheds and corrals.
3. Accessory structures or uses incidental and appurtenant to a single-family dwelling including:
 - a. Home occupations.
 - b. Hobby greenhouses up to 1,000 square feet in floor area.
 - c. Non-commercial kennels for up to ten (10) dogs.
 - d. Non-commercial stables.
 - e. Day care and home care centers, resocialization facilities and preschools for six (6) or fewer persons.
 - f. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur bearing animals and the like, for use or consumption by the persons residing on the property.

4. Recreational (swimming, hunting fishing, occasional camping, etc.) and educational uses not requiring any permanent improvements and not interfering with the primary use of the land.
5. The erection, construction, alteration or maintenance of gas, electric, water or communication generating and transmission facilities, including necessary structures.
6. Appurtenant signs subject to Sign Regulations (Article 37) and Design Review (Article 50).
7. Other uses which in the opinion of the Planning Director are of a similar and compatible nature.

(e) (Delete Reference to NR District)

SEC. 26-32 USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) Sensitive Area Uses

1. Permitted uses listed in Sec. 26-31 when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat, or unique feature designated in the General Plan or specific plans.
2. Any clearing of vegetation, grading, excavation, fill or construction when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat or unique feature designated in the General Plan or specific plans.

(b) Resource Management Uses

1. Commercial harvesting and on-site or off-site sales of fuel woods.
2. Commercial timber harvesting of trees for lumber on parcels less than three (3) acres in size.
3. Other timber management activities, including Christmas tree farms and the like, when not subject to the requirements of the California Division of Forestry, Timber Harvesting Plan.

4. Mineral resource production involving sites of five (5) acres or less and incidental to the primary purpose of the Timber Preserve District. Mineral Resources production on sites greater than five (5) acres requires rezoning to the Mineral Resource District (Article 5).
5. Lumber mills and associated lumber yards, log ponds and equipment for the commercial milling of timber products, particle board plants with associated uses.

(c) Other

Other uses which in the opinion of the Planning Commission are of similar and compatible nature.

(d) Incidental Uses

1. Private landing strips.
2. Campgrounds and organized camps which do not adversely affect the primary purpose of the district.
3. Equipment storage yards incidental to resource management, including parking, repairing and storage of equipment so used.

(e) (Delete)

SEC. 26-33 ZONE CHANGE TO TIMBER PRESERVE ZONE (TPZ)

(Delete)

SEC. 26-34 DIVISION OF PRESERVE INTO PARCELS

- a. No preserve may be divided into parcels of less than 40 acres unless the requirements of Government Code Section 51119.5 are met. These requirements are:
 1. The original owner shall prepare or cause to be prepared a joint timber management plan approved as to content by a licensed professional forester for the parcels proposed to be created.
 2. The joint timber management plan shall provide for the management and harvesting of timber by the original and any subsequent owners and shall be recorded with the County Recorder as a deed restriction on all newly created parcels.
 3. Such deed restrictions shall run with the land rather than with owners and shall remain in force for a period of not less than ten (10) years from the date the division is approved by the Board of Supervisors.

4. Such division shall be approved only by a four-fifths vote of the full board and only after recording the deed restriction.

SEC. 26-35 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Not less than forty (40) acres.

(b) Minimum Yard Requirements

1. Front yard required: Ten percent (10%) of the depth of the lot, but not more than 100 feet nor less than thirty (30) feet.
2. Side yard required: Ten percent (10%) of the width of the lot, but not more than fifty (50) feet.
3. Rear yard required: Fifty (50) feet.
4. Additional setbacks may be required within certain sensitive areas, riparian corridors, scenic corridors, acres of critical habitat, unique feature areas as designated in the General Plan or specific plans.

(c) Maximum Building Height

1. Fifty (50) feet provided, that additional height may be permitted where special structures are required if a Use Permit or Use Permit Waiver (Sec. 26-472) is first secured in each case.

(d) Parking

1. (Delete)
2. (Delete)
3. (Delete)

(Add):

1. Parking to be provided as required by Article 36.

ARTICLE 4 GR GEOTHERMAL RESOURCE DISTRICT

SEC. 26-40 PURPOSE

To promote the production and long-term management of geothermal energy. The "GR" District is to be applied to the primary geothermal resource area within the General Plan's "Undeveloped" land use category. This zone allows land use consistent with the long term utilization of geothermal resources, but restricts uses which may be incompatible with such utilization. Including any agricultural use that requires climate control that can benefit from Geothermal heat also the processing of Agricultural Commodities that require heat.

SEC. 26-41 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Area, etc.)

(a) Geothermal Studies

1. Geotechnical studies involving no grading or construction of new roads or pads.

(b) Resource Management Uses

1. Wildlife preserves and refuges.
2. Timber management including planting, raising and harvesting of trees for lumber on parcels greater than three (3) acres in size, subject to requirements of the California Division of Forestry, Timber Harvesting Plan.
3. Livestock farming including the raising, grazing, and maintaining and breeding of horses, cattle, sheep, goats and similar livestock.
4. Green houses, veal barns and other agricultural operations where the use of steam is compatible.

(c) Residential Uses

1. One (1) single family dwelling.
2. Accessory structures incidental and appurtenant to a single-family dwelling.

(d) Other Uses (Add)

Other uses which in the opinion of the Planning Commission are of a similar and compatible nature.

SEC. 26-42 USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) Sensitive Area Uses

1. Permitted used listed in Sec. 26-41 when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat or unique feature designated in the General Plan or specific plans.
2. Any clearing of vegetation, grading excavation, fill or construction when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat or unique feature, designated in the General Plan or specific plans.

(b) Resource Management Uses

1. Geotechnical studies which involve grading or construction of new roads or pads.
2. Geothermal wells, power plants and transmission facilities, pipelines and associated grading and construction.
3. Commercial harvesting and on-site or off-site sales of fuel woods.
4. Commercial timber harvesting of trees for lumber on parcels less than three (3) acres in size.
5. Controlled burns undertaken for purposes of fuel load management and wildlife habitat enhancement.
6. Lumber mills and associated lumber yards, log decks, and equipment for the commercial milling and on-site or off-site sales of timber products.
7. Mineral resource production involving sites of five (5) acres or less, and incidental to the primary purposes of the Natural Resources District. Mineral resource production on sites greater than five (5) acres requires rezoning to the Mineral Resource District (Article 5).
8. Oil and gas wells.
9. Solid waste disposals and land fills.

(Add):

10. Direct geothermal resource applications including, but not limited to, greenhouse agriculture, space heating and cooling, frost abatement, and crop drying.

(c) Incidental Uses

1. Private landing strips.
2. Equipment storage yards incidental to resource management, including parking, repairing and storage of equipment so used.
3. Accessory structures, or uses incidental and appurtenant to any use for which a Use Permit has been granted or is required.
4. Water conservation dams and ponds.
5. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 3 37).
6. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plants and disposal facilities, water systems and parks, which do not adversely affect the primary purpose of the District.

(d) Other (Add)

Other uses which in the opinion of the Planning Commission are similar and compatible nature.

SEC. 26-43 BULK AND PARKING STANDARDS

(a) Minimum Yard Requirements

1. Front yard required: Ten percent (10%) of the depth of the lot, but not more than 100 feet nor less than thirty (30) feet.
2. Side yard required: Ten percent (10%) of the width of the lot, but not more than fifty (50) feet.
3. Rear yard required: Fifty (50) feet.
4. Additional setbacks may be required within certain sensitive areas, riparian corridors, scenic corridors, areas of critical habitat, unique feature areas, geothermal resource areas, as designated in the General Plan or specific plans.

(b) Maximum Building Height. (Delete)

(c) Parking (Delete)

ARTICLE 5 MR MINERAL RESOURCE DISTRICT

UNDERGOING BOARD OF SUPERVISORS HEARINGS FOR ADOPTION.

ARTICLE 6

RESERVED

ARTICLE 7 AE EXCLUSIVE AGRICULTURAL DISTRICT

NOTE: RETAIN EXISTING AE DISTRICT FORMAT

PURPOSE: To implement the provisions of Article XXX of the California Constitution and the California Land Conservation Act of 1965, as amended, so as to:

- (a) Protect and preserve the use of land for the commercial production of agricultural commodities.
- (b) Deter the conversion of prime agricultural land to non-contiguous urban development.
- (c) Encourage the retention of open space.
- (d) Protect the health, safety and general welfare of the residents of this county. (Ord. #1928)

SEC: 26-71 USES PERMITTED BY RIGHT (SUBJECT TO SEC. 26-78).

- (a) One single-family dwelling, one guest house and one smaller accessory dwelling per lot, provided that the accessory dwelling shall be permitted only if the parcel is at least twenty (20) acres in size and that said accessory dwelling is clearly incidental to the main dwelling in terms of size, location and architecture and that it shall not be leased subleased, rented or subrented separately from the main dwelling, nor shall it be divided by sale.
- (b) An additional single-family dwelling or mobile home may be permitted and may be occupied by non-related, full-time agricultural employees for each of the following agricultural uses, or multiples thereof, conducted on the same property:
 1. At least fifty (50) dairy or purebred cows or one hundred (100) beef cattle.
 2. At least twenty (20) acres of grapes, apples, pears, or prunes.
 3. At least twenty thousand (20,000) broilers, fifteen thousand (15,000) egg-layers, or three thousand (3,000) turkeys.
 4. At least two hundred fifty (250) sheep or goats, fifty (50) dairy goats or hogs.
 5. At least thirty (30) brood mares.

6. Wholesale nurseries with a minimum of either one (1) acre(s) of propagating greenhouse or outdoor containers or three (3) acres of field-grown plant materials.

7. Any other agricultural use which the Planning Director determines to be of the same approximate agricultural value and intensity as one through six above.

(Delete - zoning permits for mobile homes . . .)

(c) Livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar livestock.

(d) Hunting groups involving the seasonal leasing of hunting rights only.

(e) The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops.

(f) One stand for the sale of agricultural products grown on the premises, subject to the requirements of Article XXVII.

(g) Game preserves or refuges.

(h) Accessory building and uses appurtenant and necessary to the operation of the permitted uses.

(i) An appurtenant sign to identify the permitted uses, according to the standards in Article 37.

(j) Single family dwelling(s) in addition to those permitted in section 26-71(a) and (b) provided that:

(1) occupancy is by persons directly related to the owner of record of the property by blood, marriage or adoption, or by legal guardianship pursuant to court order

(2) Delete

(3) none of the existing dwellings, permitted on the parcel under Sections 26-11(a) and (b), are being rented to or occupied by non-related persons who are not full-time agricultural employees on the property

(4) Delete

(Add):

(k) Other uses which in the opinion of the Planning Director are of similar or compatible nature.

SEC. 26-72. USES PERMITTED WITH A USE PERMIT OR USE PERMIT WAIVER (Subject to Sec. 26-78).

- (a) Farm labor camps and structures for transient labor except as provided in Section 26-11(b).
- (b) The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur-bearing animals, and the like, for other than domestic purposes.
- (c) Commercial hog and pig farming.
- (d) Dairies.
- (e) Livestock feed lots, animal sales yards, confinement veal yards.
- (f) Commercial stables, commercial kennels, riding academies.
- (g) Commercial aquaculture.
- (h) Hunting clubs other than those listed in Section 26-11 (d).
- (i) Commercial mushroom farming; wholesale nurseries and greenhouses for the indoor propagation and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables and similar crops.
- (j) Agricultural processing plants and facilities, such as wineries, dehydrators, canneries and similar agricultural uses, including incidental retail sales of agricultural products processed on the premises. Incidental activity such as fruit and vegetables packing, sizing, polishing, and the like, shall not be considered to be agricultural processing.
- (k) Animal processing plants, rendering plants.
- (l) Fertilizer plants or yards.
- (m) Lumber, planing, and logging mills, mill ponds, and associated uses.
- (n) Private landing strips.
- (o) Public and private nonprofit elementary schools, junior high schools, high schools and colleges.

- (p) Art, craft, music, and dancing schools.
 - (q) Business, professional, or trade schools or colleges.
 - (r) Churches, public playgrounds, parks, community center, libraries, museums and similar uses and buildings.
- Uses described in (o), (p), (q), and (r) above shall not be approved to serve more than the residential community in which they are located and shall not be allowed to be so located as to adversely affect the various agricultural communities of Sonoma County.
- (s) Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots.
 - (t) Hardrock quarry operations as defined in Article 5, Sec. 26-53(b) 1, on land under Type II land Conservation (Williamson) Act contract (Government Code 51200 et seq.) subject to the provisions of the Surface Mining and Reclamation Ordinance, Chapter 26A, Sonoma County Code. Mineral resource extraction and production on land not under such contracts requires rezoning to the Mineral Resource District (Article 5).
 - (u) Directional signs and appurtenant signs in accordance with the provisions of Article 37.

(Add):

- (v) Other uses which in the opinion of the Planning Director are of similar or compatible nature.

SEC. 26-73 MAXIMUM BUILDING HEIGHT

Thirty-five (35) feet for residential structures; fifty (50) feet for agricultural buildings or structures. Additional height may be granted subject to the provisions of Article 37.

SEC. 26-74 MINIMUM LOT SIZE

- (a) Not less than ten (10) acres in area, except where additional land is required by a (B) district.
- (b) Land within an agricultural preserve: refer to Section 26-76 (c). (Ord. 1928).

SEC. 26-75 MINIMUM YARD REQUIREMENTS

- (a) Front yard required: Ten percent (10%) of the depth of the lot, but not more than seventy-five (75) feet.
- (b) Side yard required: Ten percent (10%) of the width of the lot, but not more than twenty (20) feet.
- (c) Rear yard required: Twenty (20) feet. (Ord. #1928)

SEC. 26-76 PARKING

Parking shall be provided as required by Article 36.

SEC. 26-77 SPECIAL PROCEDURE

- (a) Upon receipt of an application from the owner for amending the zoning map to an AE classification, the Planning Commission shall concurrently consider the suitability of the subject parcel as an agricultural preserve according to Resolution No. 19251 of the Sonoma County Board of Supervisors and amendments thereto and make an appropriate recommendation thereon.
- (b) Upon the commencement of the consideration of an application for approval of an agricultural preserve according to Resolution No. 19251 and any amendments thereto, the Planning Commission shall concurrently consider placing the subject parcels in the "AE" zoning classification in accordance with the Article XXX-B.
- (c) The minimum lot area in an "AE" district shall be that area required for (Delete - a viable agricultural unit dependent upon) the annual gross agricultural income requirements of the agricultural preserve contract for which the property qualifies. A lot size recommendation shall be made by the Agricultural Preserve Advisory Committee at the time of application for agricultural preserve or at any other time deemed necessary by the Board of Supervisors. Said lot size recommendation shall be based on income information supplied by the application in support of his request for preserve approval. Lot sizes in excess of those specified in Section 26-14 (a) shall be designated by a "B" district (Ord. #1928)

SEC. 26-78 USE LIMITATIONS

In order to achieve certain flood protection purposes, lands which are subject to "AE" district regulations may also be subject to "F-1 (Primary Flood Plain) district regulations. In that event no use shall be permitted on said "AE" district lands unless such use is also permitted by "F-1" district regulations. (Ord. #1928)

ARTICLE 8 AP PRIMARY AGRICULTURAL DISTRICT

SEC. 26-80 PURPOSE

To conserve and protect lands suitable for agricultural production which are not included within the AE, (Exclusive Agricultural) District. The "AP" District is to be applied in areas within the General Plan's "Undeveloped," "General Agriculture," "Orchard and Vineyard," and "Agriculture and Residential" land use categories. This zone allows agricultural uses, but restricts non-agricultural uses.

SEC. 26-81 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Areas, etc.)

(a) Principal Uses

1. Including but not limited to the outdoor growing and harvesting of plants, flowers, fruits, vegetables, shrubs, vines, trees, hay, grain and other similar food and fiber crops including the packing, drying, polishing and like of unprocessed agricultural yield grown on the premises.
2. On parcels exceeding five (5) acres, livestock farming including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar livestock is not restricted except as provided in (Sec. 26-82 (b) 9 through Sec. 26-82 (b) 14.)

(b) Resource Management Uses

1. Geotechnical studies involving no grading or construction of new roads or pads.
2. Wildlife preserves and refuges.
3. Timber management activities, including, raising and harvesting of trees for lumber on parcels greater than three (3) acres in size, subject to requirements of the California Division of Forestry, Timber Harvesting Plan.

4. On parcels of five (5) acres or less, domestic livestock farming shall be limited to raising, feeding, maintaining and breeding of livestock at the following rates:
 - a. One (1) hog or pig per each 20,000 square feet of lot area.
 - b. One (1) horse or mule or cow or steer per 20,000 square feet of lot area.
 - c. Twenty-five (25) chickens per 20,000 square feet of lot area.
 - d. Three (3) goats or sheep or similar livestock per 20,000 square feet of lot area.
 - e. Ten (10) ducks or rabbits or similar livestock per 20,000 square feet of lot area.
 - f. Twenty five (25) pigeons or fifty (50) ornamental or song birds per 20,000 square feet of lot space.

Lot area used to justify one (1) animal may not be used to justify another animal.

4H and FFA animals husbandry projects are permitted without limitation of parcel size, provided that the parcel contains at least 20,000 square feet and provided further a letter is first submitted by the project advisor. The Planning Director may require the applicant to obtain a Use Permit when the Director determines that the project might be detrimental to surrounding uses.

(c) Residential Uses

1. One (1) single-family dwelling.
2. Additional detached single family dwellings (Delete - not to exceed three (3) per parcel) subject to the following limitations:
 - a. The additional dwellings must be consistent with permitted General Plan and specific plan densities.
 - b. (Delete)
 - c. The additional dwellings (three (3) maximum) should be clustered with the primary dwelling in order to minimize roads, drives and utility.
 - d. (Delete)

- e. Additional dwellings or mobile homes may be permitted when they are to be occupied by persons who are fulltime agricultural employees on the property and when none of the other dwellings on the property are separately leased or rented. Such housing is permitted upon the finding by the Planning Director that it is necessary for the conduct of the principal agricultural use following a recommendation to that effect from the Agricultural Advisory Committee.

(d) Incidental Uses

1. One (1) cottage with cooking and bathroom facilities.
2. Accessory structures or uses incidental and appurtenant to any permitted uses including barns, sheds and corrals.
3. One (1) stand for the sale of agricultural products grown on the premises.

(Add)

4. Community Service Buildings.

4. Accessory structures or uses incidental and appurtenant to a single family dwelling including:
 - a. Home occupations.
 - b. Hobby greenhouses up to 1,000 square feet in floor area
 - c. Non-commercial kennels for up to ten (10) dogs.
 - d. Non-commercial stables.
 - e. Day care and home care centers, resocialization facilities and preschools for six (6) or fewer persons.
 - f. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur bearing animals, and the like, for use or consumption by the persons residing on the property.
5. Appurtenant signs subject to Sign Regulations (Article 37). ◀

SEC. 26-82 USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) (Delete) ◀

(b) Resource Management Uses ◀

1. Geotechnical studies which involve grading or construction of new roads or pads.
2. Commercial harvesting and on-site or off-site sales of fuel woods.
3. Commercial timber harvesting of trees for lumber on parcels less than three (3) acres in size.
4. Controlled burns undertaken for purposes of fuel load management and wildlife habitat enhancement.
5. Lumber mills and associated lumber yards, log decks, and equipment for the commercial milling and on-site or off-site sales of timber products.

6. Mineral Resource production involving sites of five (5) acres or less. (Delete - and incidental to the primary purposes of the Natural Resources District) Mineral Resource production on sites greater than five (5) acres requires re-zoning to the Mineral Resource District (Article 5).
7. Oil and gas wells.
8. Solid waste disposal sites and land fills.
9. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur-bearing animals, and the like, for other than domestic purposes.
10. Commercial hog and pig farms.
11. Dairies.
12. Livestock ~~feed_lots~~, confined veal calf raising.
13. Commercial stables, riding academies and hunting clubs.
14. Commercial aquaculture.
15. Commercial mushroom farming.
16. Wholesale nurseries and greenhouses for the indoor propagation and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables and similar crops.
17. Small and intermediate wineries. (See Sec. 26-91)

(c) Residential Uses

1. (Delete)
2. Farm labor camps and structures for transient labor employed on the premises.
3. Guest ranches, country inns.

(d) Incidental Uses

1. Private land strips.
2. Group care facilities for seven (7) or more residents.
3. Commercial recreation facilities such as campgrounds, fishing resorts and the like.

4. Religious structures, uses, or retreats which do not adversely affect the primary purpose of the district.
5. Agricultural and environmental schools and research facilities which do not adversely affect the primary purpose of the district.
6. Equipment storage yards incidental to resource managements, including parking, repairing and storage of equipment so used.
7. Accessory structures, or uses incidental and appurtenant to any use for which a use permit has been granted or is required.
8. Water conservation dams and ponds.
9. Directional signs, additional appurtenant signs and additional appurtenant sign area subject to Sign Regulations (Article 37). (Delete Design Review)
10. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plans and disposal facilities, water systems and parks which do not adversely affect the primary purpose of the district.

SEC. 26-83 BULK AND PARKING STANDARDS

(a) Minimum Lot Size For the Creation of New Lots

1. Not less than one acre.

(b) Minimum Yard Requirements

1. Front yard required: Ten percent (10%) of the depth of the lot, but not more than 100 feet nor less than thirty (30) feet.
2. Side yard required: Ten percent (10%) of the width of the lot, but not more than fifty (50) feet.
3. Rear yard required: Fifty (50) feet.
4. Additional setbacks may be required within certain sensitive areas, riparian corridors, scenic corridors, areas of critical habitat, unique feature areas as designated in the General Plan or specific plans.

(c) Maximum Building Height

1. Fifty (50) feet provided, that additional height may be permitted where special structures are required if a Use Permit or a Use Permit Waiver (Sec. 26-472) is first secured in each case.

(d) Parking

1. (Delete)
2. (Delete)
3. (Delete)

Add:

1. On-site Parking to be provided as required by Article 36.

ARTICLE 9

AS AGRICULTURAL SERVICES DISTRICT

SEC. 26-90 PURPOSE:

To provide areas for processing and servicing of local agriculture in reasonable proximity to areas of agricultural production. The "AS" District may be applied to lands within the General Plan's "Undeveloped," "General Agriculture," "Orchards and Vineyard," and "Agriculture and Residential" land use categories. This zone allows uses involving greater capital investment, animal density, employee density, and truck traffic than uses in the "AE" and "AP" Districts. Applications for "AS" zoning shall be accompanied by a specific project proposal.

SEC. 26-91 USES PERMITTED BY RIGHT

(Delete: Reference to sensitive areas, etc.)

(a) Principal Uses

1. Agricultural processing plants and facilities, such as small, intermediate and large wineries, dehydrators, canneries and similar agricultural uses, including incidental retail sales or agricultural products processed on the premises.
2. Animal processing plants, rendering plants.
3. Fertilizer plants or yards.
4. Animal hospitals, shelters, kennels and veterinary clinics.
5. Minor agricultural services which serve the immediate vicinity including blacksmithing, welding, small machinery repair, and the like.
6. Storage facilities for raw and processed agricultural products.
7. Animal sales yards.

8. Wholesale nurseries and greenhouses for indoor propagation and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables and similar crops.
- 9.. One (1) stand for the sale of agricultural products grown on the premises.

(Delete: Design Review requirement)

(b) Residential Uses

1. One (1) dwelling unit or mobile home as an accessory use only, to be used as the residence of the owner, operator, or caretaker of the permitted use.

(c) Incidental Uses

1. Accessory structures or uses incidental and appurtenant to any permitted uses including barns, sheds, and corrals.
2. Accessory structures or uses incidental and appurtenant to a single family dwelling including:
 - a. Home occupations.
 - b. Hobby greenhouses up to 1,000 square feet in floor area.
 - c. Non-commercial kennels for up to ten (10) dogs.
 - d. Non-commercial stables.
 - e. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur bearing animals, and the like, for use or consumption by the persons residing on the property.
3. Appurtenant signs subject to Sign Regulations (Article 37).

(Delete: Design Review requirement)

(Add)

4. Community Service Buildingss.

SEC. 26-92

USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) Sensitive Area Uses

1. Permitted uses listed in Sec. 26-91 when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat, or unique feature designated in the General Plan or specific plans.

2. Any clearing of vegetation, grading excavation, fill or construction when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat or unique feature designated in the General Plan or specific plans.

(b) Resource Management Uses

1. Truck and farm equipment maintenance and repair.
2. Manufacture or commercial processing of asphalt, timber, concrete, earth, sawdust, wood chips, or similar building materials.
3. Solid waste disposal sites and land fills.

(c) Residential Uses

1. Farm labor camps and structures for transient labor employed on the premises.

(d) Incidental Uses

1. Equipment storage yards incidental to resource management, including parking, repairing and storage of equipment so used.
2. Accessory structures, or uses incidental and appurtenant to any use for which a use permit has been granted or is required.
3. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).
4. Public service and utility uses, including incidental business offices, fire stations, police stations, and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plants and disposal facilities, water systems and parks which do not adversely affect the primary purpose of the District.

(e) Other

Other uses which in the opinion of the Planning Director are of a similar and compatible nature to those uses described in Sec. 26-91 and 26-92.

SEC. 26-93

SPECIAL PROCEDURES AND USE LIMITATIONS

- (a) Applications for "AS" zoning shall be accompanied by a specified project proposal.
- (b) Projects shall be sited and designed to minimize the withdrawal of agricultural soils from production.

SEC. 26-94

BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

- 1. Not less than one (1) acre unless a different area is permitted by any "B" Combining District (Article 33).

(b) Minimum Yard Requirements

- 1. Front yard required: Ten percent (10%) of the depth of the lot, but not more than 100 feet nor less than thirty (30) feet.
- 2. Side yard required: Ten percent (10%) of the width of the lot, but not more than fifty (50) feet.
- 3. Rear yard required: Fifty (50) feet.
- 4. Additional setbacks may be required within certain sensitive areas, riparian corridors, scenic corridors, areas of critical habitat, unique feature areas, geothermal resource areas, as designated in the General Plan or specific plans.

(c) Maximum Building Height

- 1. Sixty-five (65) feet, provided, that additional height may be permitted where special structures are required if a Use Permit or Use Permit Waiver (Sec. 26-472) is first secured in each case.

(d) Parking

- 1. On-site shall be provided for a minimum of two (2) vehicles for each dwelling unit.
- 2. (Delete).

ARTICLE 10 A2 SECONDARY AGRICULTURAL DISTRICT

SEC. 26-100 PURPOSE

To recognize an existing zoning district until such time as all land now zoned "A2" is rezoned to other zoning districts following public hearings. Existing commercial uses are given special recognition in the non-conforming use regulations. New land use or expansion of existing land use shall be governed by the General Plan land use categories, General Plan goals and policies and other General Plan elements, in addition to the regulations of the Zoning Ordinance. The district will not be applied to any new areas.

SEC. 26-101 USES PERMITTED BY RIGHT

The following uses are permitted.

(Delete: Reference to Sensitive Area, etc.)

(a) Agricultural Uses

1. Livestock farming including the raising, grazing, maintaining and breeding of horses, cattle, sheep, goats and similar livestock.
2. The outdoor growing and harvesting of plants, flowers, fruits, vegetables, shrubs, vines, trees, hay, grain and other similar food and fiber crops including the packing drying, polishing and the like of unprocessed agricultural yield grown on the premises.

(b) Resource Management Uses

1. Geotechnical studies involving no grading or construction of new roads or pads.
2. Wildlife preserves and refuges.
3. Timber management activities including, raising and harvesting of trees for lumber on parcels greater than three (3) acres in size, subject to requirements of the California Division of Forestry, Timber Harvesting Plan.

(c) Residential Uses

1. One (1) single-family dwelling.
2. Additional detached single-family dwellings not to exceed three (3) per parcel.

- a. The additional dwellings must be consistent with permitted General Plan and specific plan densities.
- b. (Delete)
- c. The additional dwellings (three (3) maximum) may be clustered with the primary dwelling in order to minimize roads, drives and utility extensions.
- d. (Delete)
- e. Additional agricultural employee dwellings or mobile homes may be permitted when they are to be occupied by persons who are full-time agricultural employees on the property and when none of the other dwellings on the property are separately leased or rented. Such housing is permitted upon the finding by the Planning Director that it is necessary for the conduct of the principal agricultural use following a recommendation to that effect from the Agricultural Committee.

(d) Incidental Uses

- 1. One (1) cottage. (Delete - Guest House)
- 2. Accessory structures or uses incidental and appurtenant to any permitted uses including barns, sheds and corrals.

3. Accessory structures or uses incidental and appurtenant to a single family dwelling including:
 - a. Home occupations.
 - b. Hobby greenhouses up to 1,000 square feet in floor area.
 - c. Non-commercial kennels for up to ten (10) dogs.
 - d. Non-commercial stables.
 - e. Day care and home care centers, resocialization facilities and preschools for six (6) or fewer persons.
 - f. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur bearing animals and the like, for use or consumption by the persons residing on the property.
4. Appurtenant signs subject to Sign Regulation (Article 37).

SEC. 26-102 USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) Sensitive Area Uses

1. Permitted uses listed in Sec. 26-101 when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat, or unique feature designated in the General Plan or specific plans.
2. Any clearing of vegetation, grading excavation, fill or construction when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat or unique feature designated in the General Plan or specific plans.

(b) Resource Management Uses

1. Geotechnical studies which involve grading or construction of new roads or pads.
2. Commercial harvesting and on-site or off-site sales of fuel woods.
3. Commercial timber harvesting of trees for lumber on parcels less than three (3) acres in size.

4. Controlled burns undertaken for purposes of fuel load management and wildlife habitat enhancement.
5. Lumber mills and associated lumber yards, log decks, and equipment for the commercial milling and on-site or off-site sales of timber products.
6. Mineral Resource production involving sites of five (5) acres or less. Mineral Resource production on sites greater than five (5) acres requires re-zoning to the Mineral Resource District (Article 5)
7. Oil and gas wells.
8. Solid waste disposal sites and land fills.
9. The raising, feeding, maintaining and breeding of poultry fowl, rabbits, fur-bearing animals and the like, for other than domestic purposes.
10. Commercial hog and pig farming.
11. Dairies.
12. Livestock feed lots, confined veal calf raising.
13. Commercial stables, riding academies and hunting clubs.
14. Commercial aquaculture.
15. Commercial mushroom farming..
16. Wholesale nurseries and greenhouses for the indoor propagation and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables and similar crops.
17. One (1) stand for the sale of agricultural products grown on the premises.

(c) Residential Uses

1. Delete
2. Guest ranches, country inns.
3. Group care facilities for seven (7) or more residents.

(d) Incidental Uses

1. Private landing strips.
2. Camping including travel trailers, mobile homes or tents.

3. Religious structures, uses, or retreats which do not adversely affect the primary purpose of the district.
4. Agricultural and environmental schools and research facilities which do not adversely affect the primary purpose of the district.
5. Equipment storage yards incidental to resource management, including parking, repairing and storage of equipment so used.
6. Accessory structures, or uses incidental and appurtenant to any use for which a use permit has been granted or is required.
7. Water conservation dams and ponds.
8. Directional signs, additional appurtenant signs and additional appurtenant sign area subject to Sign Regulations (Article 37).
(Delete: Design Review).
9. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plants and disposal facilities, water systems and parks which do not adversely affect the primary purpose of the District.
10. All uses, except residential uses, permitted in "C1" District without a Use Permit.

(e) Other Uses which in the opinion of the Planning Director are of similar and compatible nature.

SEC. 26-103 SPECIAL PROCEDURE

New applications for "A2" zoning shall not be accepted.

SEC. 26-104 BULK AND PARKING STANDARDS

(a) Minimum Lot Size For Creation of New Lots.

1. Not less than 2 acres unless a different area is permitted by any "B" Combining District (Article 33)

(b) Minimum Yard Requirements

1. Front yard required: Ten percent (10%) of the depth of the lot, but not more than 100 feet nor less than thirty (30) feet.
2. Side yard required: Ten percent (10%) of the width of the lot, but not more than (50) feet.
3. Rear yard required: Fifty (50) feet.
4. Additional setbacks may be required within certain sensitive areas, riparian corridors, scenic corridors, areas of critical habitat, unique feature areas as designated in the General Plan or specific plans.

(c) Maximum Lot Coverage

1. Not more than thirty-five percent (35%) of the total lot area.

(d) Maximum Building Height

1. Fifty-five (55) feet provided that the additional height may be permitted where special structures are required if a Use Permit or Use Permit Waiver (Sec 26-472) is first secured in each case.

(e) Parking

1. (Delete)
2. (Delete)
3. (Delete)
4. (Delete)

Add:

1. Parking shall be provided as required by Article 36.

ARTICLE 11 AR AGRICULTURAL AND RESIDENTIAL DISTRICT

SEC. 26-110 PURPOSE

To promote and preserve agricultural uses within areas suited to agricultural production, but threatened by intrusion of non-agricultural and urban land use. The "AR" District is applied to the General Plan's "General Agriculture," "Orchards and Vineyards," "Agricultural and Residential" and "Rural Residential" land use categories. Agricultural uses have priority over residential uses, and agricultural service uses may be allowed by Use Permit.

SEC. 26-111 USES PERMITTED BY RIGHT

The following uses are permitted. (Delete: Reference to Sensitive Areas, etc.)

(a) Agricultural Uses

1. The outdoor growing and harvesting of plants, flowers, fruits, vegetables, shrubs, vines, trees, hay, grain and other similar good and fiber crops including the packing, drying, polishing and the like of unprocessed agricultural yield grown on the premises.
2. On parcels of five (5) acres or less, domestic livestock farming shall be limited to the raising, feeding, maintaining and breeding of life stock at the following rates:
 - a. One (1) hog or pig per each 20,000 square feet of gross lot area.
 - b. One (1) horse or mule or cow or steer per 20,000 square feet of gross lot area.
 - c. Twenty-five (25) chickens per 20,000 square feet of gross lot area.d3
 - d. Three (3) goats or sheep or similar livestock per 20,000 square feet of gross lot area.
 - e. Ten (10) ducks or rabbits or similar livestock per 20,000 square feet of gross lot area.
 - f. Twenty-five (25) pigeons or fifty (50) ornamental or song birds per 20,000 square feet of gross lot area.

Lot area used to justify one (1) animal may not be used to justify another animal.

4-H and FFA animals husbandry projects are permitted without limitation of parcel size, provided that the parcel contains at least 20,000 square feet and provided further a letter is first submitted by the project advisor. The Planning Director may require the applicant to obtain a Use Permit when the Director determines that the project might be detrimental to surrounding uses.

3. On parcels exceeding five (5) acres: the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats, and similar livestock is not restricted except as provided in Sec. 26-112 (b) 4 through Sec. 26-112 (b) 9.

Resource Management Uses

1. Geotechnical studies involving no grading or construction of new roads or pads.
2. Wildlife preserves and refuges.
3. Timber management activities including, raising, and harvesting of trees for lumber on parcels greater than three (3) acres in size, subject to requirements of the California Division of Forestry, Timber Harvesting Plan.

Residential Uses

1. One (1) single-family dwelling.
2. Additional detached single-family dwellings (Delete - not to exceed three (3) per parcel subject to the following limitations:)
 - a. The additional dwellings must be consistent with permitted General Plan and specific plan densities.
 - b. (Delete)
 - c. The additional dwellings may be clustered with the primary dwelling in order to minimize roads, drives and utility extensions.
 - d. (Delete)

- e. Additional agricultural employee dwellings or mobile homes may be permitted when they are to be occupied by persons who are full time agricultural employees on the property and when none of the other dwellings on the property are separately leased or rented. Such housing is permitted upon the finding by the Planning Director that it is necessary for the conduct of the principal agricultural use following a recommendation to that effect from the Agricultural Advisory Committee.

Incidental Uses

1. One (1) cottage.
2. Accessory structures or uses incidental and appurtenant to any permitted uses including barns, sheds, and corrals.
3. Accessory structures or uses incidental and appurtenant to a single-family dwelling including:
 - a. Home occupations.
 - b. Hobby greenhouses up to 1,000 square feet in floor area.
 - c. Non-commercial kennels for up to ten (10) dogs.
 - d. Non-commercial stables.
 - e. Day care and home care centers, resocialization facilities and preschools for six () or fewer persons.

- f. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur bearing animals, and the like, for use or consumption by the persons residing on the property.
- 4. Appurtenant signs subject to Sign Regulations (Article 37). (Delete: Design Review)

SEC. 26-112 USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) Sensitive Area Uses

- 1. Permitted uses listed in Sec. 26-111 when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat, or unique feature designated in the General Plan or specific plans.
- 2. Any clearing of vegetation, grading excavation, fill or construction when located within a sensitive area, riparian corridor, scenic corridor, area of critical habitat or unique feature designated in the General Plan or specific plans.

(b) Resource Management Uses

- 1. Geotechnical studies which involve grading or construction of new roads or pads.
- 2. Commercial harvesting and on-site or off-site sales of fuel woods.
- 3. Commercial timber harvesting of trees for lumber on parcels less than three (3) acres in size.
- 4. The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur-bearing animals and the like for other than domestic purposes.
- 5. Commercial hog and pig farming.
- 6. Dairies.
- 7. Livestock ~~feet_lots~~, confined veal calf raising.
- 8. Commercial stables, riding academies and hunting clubs.
- 9. Commercial aquaculture.
- 10. Commercial mushroom farming.

11. Wholesale nurseries and greenhouses for the indoor propagation and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables and similar crops.
12. Small and intermediate wineries.
13. One (1) stand for the sale of agricultural products grown on the premises.
(Delete: Design Review)

(c) Residential Uses

1. (Delete.)
2. Group care facilities for 7 or more residents.
3. Guest ranches, country inns.

(d) Incidental Uses

1. Camping including travel trailers, motor homes or tents.
2. Religious structures, uses, or retreats which do not adversely affect the primary purpose of the district.
3. Agricultural and environmental schools and research facilities which do no adversely affect the primary purpose of the district.
4. Equipment storage yards incidental to resource management, including parking, repairing and storage of equipment so used.
5. Accessory structures, or uses incidental and appurtenant to any use for which a Use Permit has been granted or is required.
6. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37) and Design Review (Article 50).
7. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plants and disposal facilities, water systems and parks which do not adversely affect the primary purpose of the District.

(e) Other

1. Other uses which in the opinion of the Planning Director are of similar nature.

SEC. 26-113 BULK AND PARKING STANDARDS

Minimum Lot Size For Creation Of New Lots

1. Not less than one acre unless a different area is permitted by any "B" Combining District (Article 33).

Minimum Yard Requirements

1. Front yard required: Not less than fifty (50) feet except that no structure may be located closer than seventy-five (75) feet from the centerline of a road or street.
2. Side yard required: Not less than fifteen (15) feet.
3. Rear yard required: Not less than thirty (30) feet.
4. Watering troughs, feed troughs and accessory buildings used for the housing or maintenance of farm animals shall be located at least twenty-five (25) feet from the front property line, twenty (20) feet from any side or rear property line and thirty (30) feet from any dwelling on the same or adjacent property.
5. Additional setbacks may be required within a sensitive area, riparian corridors, scenic corridors, areas of critical habitat, unique feature areas as designated in the General Plan or specific plans.

(c) Maximum Building Height

1. Thirty-five (35) feet provided, that additional height may be permitted where special structures are required if a Use Permit or Use Permit Waiver (Sec. 26-472) is first secured in each case.

(d) Parking

1. (Delete)
2. (Delete)
3. (Delete)

Add

1. Parking shall be provided as required by Article 36.

ARTICLE 12 RR RURAL RESIDENTIAL DISTRICT

SEC. 26-120 PURPOSE

To protect and enhance residential areas where agricultural use compatible with permanent residential use is desired. The "RR" District is applied to the General Plan's "Agricultural and Residential," "Open Land and Residential," "River Resort," "Second Home Development," "Mixed Land Use" and "Unincorporated Communities and Cities" land use categories. This zone encourages low density and residential use over agricultural use, and does not allow agricultural service uses.

SEC. 26-121 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Area, etc.)

(a) Residential Uses

1. One (1) single-family dwelling per lot.

(b) Agricultural Uses

1. The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops including packing, polishing, and the like of unprocessed agricultural yield grown on the premises.

2. Domestic livestock farming limited to the raising, feeding, maintaining and breeding of livestock at the following rates:

- a. One (1) hog or pig per each 20,000 square feet of ~~gross~~ lot area.
- b. One (1) horse or mule or cow or steer per 20,000 square feet of ~~gross~~ lot area.
- c. Twenty-five (25) chickens per 20,000 square feet of ~~gross~~ lot area.
- d. Three (3) goats or sheep or similar livestock per 20,000 square feet of ~~gross~~ lot area.
- e. Ten (10) ducks or rabbits or similar livestock per 20,000 square feet of ~~gross~~ lot area.
- f. Twenty-five (25) pigeons or fifty (50) ornamental or song birds per 20,000 square feet of ~~gross~~ lot area.

Lot area used to justify one (1) animal may not be used to justify another animal.

4-H and FFA animals husbandry projects are permitted without limitation of parcel size, provided that the parcel contains at least 20,000 square feet and provided further a letter is first submitted by the project advisor. The Planning Director may require the applicant to obtain a Use Permit when the Director determines that the project might be detrimental to surrounding uses.

(c) Incidental Uses

1. Lots containing a single dwelling are allowed:
 - a. One (1) cottage with facilities for cooking and bathing.
 - b. One (1) home occupation.
 - c. One (1) hobby greenhouse up to 500 square feet in floor area.
 - d. Day care and home care center and resocialization facilities and preschools for six (6) or fewer persons.
2. Accessory buildings, and uses incidental and appurtenant to any permitted use.
3. Appurtenant signs for uses listed in Sign Regulations (Article 37).

SEC. 26-122 USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) Residential Uses

1. Additional single-family dwellings consistent with Sec. 26-123 (b).
2. Community apartment projects, residential planned developments, or condominiums. The total number of units shall not exceed that which could be accommodated following conventional subdivision design, and permitted conventional residential densities described in Sec. 26-123 (b). Compatibility with adjacent agriculture, unique characteristics, energy conservation, innovation and the provision of amenities will be the primary criteria utilized in evaluating such development. The lot size, coverage, and setback requirements of Sec. 26-123 shall not apply to planned development.

(b) Agricultural Uses

1. Kennels for dogs or cats with boarding for breeding only.
2. One (1) stand for the sale of agricultural products grown on the premises. (Delete Design Review)

(c) Recreational Uses

1. Swimming clubs, tennis clubs, and regulation golf courses.

(d) Cultural Uses

1. Churches.
2. Non-commercial clubs and lodges.
3. Public playgrounds, parks, community centers, libraries, museums, and similar uses and buildings.
4. Cemeteries, mausoleums, columbariums, and crematoriums.

(e) Health Uses

1. Group care facilities.

(f) Educational Uses

1. Public and private elementary schools, junior high schools, high schools, and colleges.
2. Day care centers and preschool facilities for seven (7) or more persons.

(g) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plants and disposal facilities, water systems and parks which do not adversely affect the primary purpose of the District.

(h) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37). (Delete Design Review)

(Add):

(i) Other

1. Other uses which in the opinion of the Planning Director are similar or compatible in nature.

SEC. 26-123 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Not less than 20,000 square feet ~~gross~~ per lot.
2. A different area may be required by any "B" Combining District.
3. Residential densities must be consistent with the General Plan or specific plans.

(b) Maximum Density

1. Not more than one (1) dwelling unit ~~and cottage~~ per 20,000 square feet served by public sewer and water.
2. Not more than one (1) dwelling unit per acre served by public water and septic system.
3. Not more than one (1) dwelling unit ~~and cottage~~ per 1.5 acres served by individual well and septic system.
4. A different density may be required by any "B" Combining District.
5. Density must be consistent with the General Plan.

(c) Minimum Yard Requirements

1. Front yard: Not less than thirty (30) feet provided that no structure shall be located closer than fifty-five (55) feet to the centerline of any public or private road, street or highway.
2. Side yard: Not less than ten (10) feet.
3. Rear yard: Not less than twenty (20) feet.

4. Water troughs, feed troughs and accessory buildings used for the housing or maintenance of farm animals shall be located at least twenty-five (25) feet from the front property line, twenty (20) feet from any side or rear property, and thirty (30) feet from any dwelling on the same or adjacent property.
5. A garage or carport opening shall be located at least thirty (30) feet from the property line which it faces.
6. Cornices, eaves, canopies and similar architectural features may extend two (2) feet into any required yard. Uncovered porches, fire escapes or landing places may extend six (6) feet into any required front or rear yard and three (3) feet into any required side yard.

(d) Maximum Lot Coverage

1. Thirty-five (35) percent.

(e) Maximum Building Height

1. Thirty-five (35) feet: Additional height may be permitted provided site plan approval.

(f) Parking

1. (Delete)

(Add)

1. Off-street parking shall be provided as required by Article 36.

ARTICLE 13 R1 LOW DENSITY RESIDENTIAL DISTRICT

SEC. 26-130 PURPOSE

To establish, stabilize and protect areas for single-family residential uses together with civic and cultural uses which directly serve and are compatible with the residential uses. The "R1" District is applied where adequate public services are available within the General Plan's "River Resort," "Second Home Development," and "Unincorporated Communities and Cities" land use categories.

SEC. 26-131 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Areas, etc.)

(a) Residential Uses

1. One (1) Single-family dwelling per lot.
2. Residential Condominiums, Planned Developments, and Community Apartment Projects in accordance with Condominium Regulations (Article 39).
 - a. The total number of units shall not exceed Five (5) per gross area. Criteria to be used in evaluating such development shall include compatibility with adjacent development, design sensitivity to topography and existing physical site characteristics, housing design innovation and the provision of open space and recreation amenities.
 - b. (Delete)
 - c. Lot size, coverage, and setback requirements of Article 13 shall not apply to Residential Condominiums, Planned Developments or Community Apartment Projects.

(Add)

- d. A Density Bonus Policy shall be determined by the Board of Supervisors.

(b) Incidental Uses

1. Lots containing a single-family dwelling are allowed:
 - a. One (1) guest house per lot.
 - b. Home occupations.

- c. Hobby greenhouses up to 500 square feet in floor area.
 - d. Day care and home care centers and resocialization facilities and preschools for six (6) or fewer persons.
2. Accessory buildings, and uses incidental and appurtenant to any permitted use.

SEC. 26-132 USES PERMITTED WITH UISE PERMIT OR USE PERMIT WAIVER

(a) Agricultural Uses

- 1. The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain, and similar food and fiber crops.

(b) Recreational Uses

- 1. Swimming clubs, tennis clubs, and regulation golf courses.

(c) Cultural Uses

- 1. Churches.
- 2. Non-commercial clubs and lodges.
- 3. Public playgrounds, parks, community centers, libraries, museums, and similar uses and buildings.
- 4. Cemeteries, mausoleums, columbariums, and crematoriums.

(d) Educational Uses

- 1. Public and private and elementary schools, junior high schools, high schools and colleges.
- 2. Day care and group care centers, resocialization facilities and preschool facilities for seven (7) or more persons.

(e) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plants and disposal facilities, water systems and parks which do not adversely affect the primary purpose of the District.

(f) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37) and Design Review Article.

(Add):

(g) Other

1. Other uses which in the opinion of the Planning Director are of similar and compatible in nature.

SEC. 26-133 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Not less than 6,000 square feet (net) per lot.
2. Additional area may be required by any "B" Combining District.
3. (Delete)

(b) Minimum Yard Requirements

1. Front yard: Not less than twenty (20) feet provided, however, that no structure shall be located closer than forty-five (45) feet to the centerline of any public or private road, street or highway.
2. Side yard: Not less than five (5) feet except where the side yard abuts a street in which case such yard shall be the same as a front yard. On lots where access is gained to an interior court by way of a side yard or where an entrance to a building faces the side line, said side yard shall be not less than ten (10) feet.

3. Rear yard: Not less than twenty (20) feet.
4. A garage or carport opening shall be located at least twenty (20) feet from any street property line or twenty-four (24) feet from any interior property lines.
5. Cornices, eaves, canopies, and similar architectural features may extend two (2) feet into any required yard. Uncovered porches, fire escapes or landing places may extend six (6) feet into any required front or rear yard and three (3) feet into any required side yard.
6. Additional setbacks may be required within a sensitive area, riparian corridor, scenic corridor, area of critical habitat, unique feature, or geothermal resource area designated in the General Plan or specific plans.

(c) Maximum Lot Coverage

1. Forty percent (40%)

(d) Maximum Building Height

1. Thirty-five (35) feet: Additional height may be permitted provided site plan approval in accordance with Design Review (Article 50) is first secured.

(e) Parking Requirements

1. Residential uses: One garage or carport per dwelling unit.
2. Other uses shall conform to Parking Regulations (Article 36).

ARTICLE 14 R2 MEDIUM DENSITY RESIDENTIAL DISTRICT

SEC. 26-140 PURPOSE

To establish, stabilize and protect areas for dwelling groups, duplexes and garden apartments at medium densities, together with compatible institutional and supportive civic and cultural uses. The "R2" District is applied where full public services are available with the General Plan's "River Resort," "Second Home Development", and "Unincorporated Communities and Cities" land use categories.

SEC. 26-141 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Areas, etc.)

(a) Principal Uses

1. Single family residences, duplexes, garden apartments, and dwelling groups on lots 6,000 square feet in size or greater.
2. One (1) single family dwelling on lots less than 6,000 square feet in size.
3. Residential Condominiums, Planned Developments, and Community Apartment Projects in accordance with Condominium Regulations (Article 39).
 - a. The total number of units shall not exceed seven and one-half (7.5) per gross acre. Criteria to be used in evaluating such development shall include compatibility with adjacent development, design sensitivity to topography and existing physical site characteristics, housing design innovation and the provision of open space and recreation amenities.
 - b. (Delete)
 - c. Lot size, coverage, and setback requirements of Sec. 26-143 shall not apply to Residential Condominiums, Planned Developments or Community Apartment Projects.

(Add)

- d. A Density Bonus Policy shall be determined by the Board of Supervisors.

(b) Incidental Uses

1. Home occupations.
2. Hobby greenhouses up to 500 square feet in floor area.
3. Day care and home care centers and resocialization facilities and preschools for six (6) or fewer persons.
4. Accessory buildings, and uses incidental and appurtenant to any permitted use.

(c) Signs

1. Appurtenant signs for uses listed in Sec. 26-242 subject to Sign Regulations (Article 37).

SEC. 26-142 USES REQUIRING A USE PERMIT OR USE PERMIT WAIVER

(a) Residential Uses

1. Mobile home parks, subject to Mobile Homes, Mobile Home Parks, and Mobile Structures (Article 38), at a maximum density of seven (7) units per acre (gross).

(b) Recreational Uses

1. Swimming clubs, tennis clubs, and regulation golf courses.

(c) Cultural Uses

1. Churches.
2. Non-commercial clubs and lodges.
3. Public playgrounds, parks, community centers, libraries, museums, and similar uses and building.
4. Cemeteries, mausoleums, columbariums, and crematoriums.

(d) Health Uses

1. Group care facilities.
2. Major medical facilities.

(e) Educational Uses

1. Public and private elementary schools, junior high schools, high schools, and colleges.
2. Day care and group care centers and resocialization facilities and preschool facilities for seven (7) or more persons.

(f) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(Add):

(g) Other

1. Other uses which in the opinion of the Planning Commission are of similar or compatible nature.

SEC. 26-143 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. (Delete)
2. (Delete)
3. (Delete)

(Add):

1. Single Family Dwelling: Not less than 6,000 square feet (net) per lot.
2. Duplexes, garden apartments and dwelling groups: Not less than 6,000 square feet (net) per lot.
3. Additional area may be required by any "B" Combining District.

(b) Maximum Residential Density

1. Not more than one (1) attached dwelling unit per 4,000 square feet or one (1) detached dwelling unit per 5,000 square feet served by public sewer and water.
2. A different area may be required by any "B" Combining District.

3. Residential densities must be consistent with the General Plan or specific plans.
4. Any lot 6,000 square feet in size existing on the effective date of this ordinance shall be permitted at least one (1) duplex subject to the Restrictions of Sec. 26-143 (c) and (d).

(c) Minimum Yard Requirements (developments of three (3) or more units also see Sec. 26-144).

1. Front yard: Not less than twenty (20) feet provided, however, that no structure shall be located closer than forty-five (45) feet from the centerline of any public road, street, or highway. Front yard requirements within a single parcel may be reduced by as much as five (5) feet so long as an average of twenty (20) feet is maintained.
2. Side yard: Not less than five (5) feet except where the side yard abuts a street in which case such yard shall be the same as a front yard. On lots where access is gained to an interior court by way of a side yard or where an entrance to a building faces the side line, said side yard shall be not less than ten (10) feet.
3. Rear yard: Not less than twenty (20) feet.
4. A garage or carport opening shall be located at least twenty (20) feet from any street property line or twenty-four (24) feet from any interior lot line.
5. Cornices, eaves, canopies, and similar architectural features may extend two (2) feet into any required yard. Uncovered porches, fire escapes or landing places may extend six (6) feet into any required front or rear yard and three (3) feet into any required side yard.
6. Additional setbacks may be required within a sensitive area, riparian corridor, scenic corridor, area of critical habitat, unique feature, or geothermal resource area designated in the General Plan or specific plans.

(d) Maximum Lot Coverage

1. (Delete)
2. (Delete)

(Add):

1. Fifty percent (50%) including all structures, driveways and parking areas.

(e) Maximum Building Height

1. (Delete)

2. (Delete)

(Add):

1. Thirty-five (35) feet. Additional height may be permitted subject to Design Review (Article 50)

(f) Parking Requirements (for developments of three (3) or more units also see Sec. 26-144).

1. Residential: Garage space or parking space.

a. Not less than one (1) covered parking space for each dwelling unit.

b. Not less than 1/2 uncovered guest parking space for each dwelling unit in a garden apartment or dwelling group involving two (2) or more dwelling units.

c. Developments containing nine (9) or more dwelling units shall provide an additional 1/2 uncovered guest parking space for each dwelling unit having two (2) or more bedrooms.

2. Any other use shall provide off-street parking in accordance with the standards established in Parking Regulations (Article 36).

1. All utility distribution facilities (including but not limited to electric, communication and cable television lines) installed in and for the purpose of supplying service to any residential development shall be placed underground, except equipment appurtenant to underground facilities, such as surface mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts. The subdivider is responsible for complying with the requirements of this section, and shall make the necessary arrangements with the utility companies involved for the installation of said facilities.
2. All required yards shall be landscaped and perpetually maintained.
3. Installation of improvements to assure adequate drainage shall be required.
4. All refuse collection areas shall be enclosed on at least three (3) sides by a five (5) foot high wall, said wall to be constructed of masonry or other material as approved by the Planning Staff. Alternate methods of refuse storage and screening thereof may be approved by the Planning Staff.
5. To the extent possible, all off-street parking areas shall be screened from view of surrounding residents by a fence not less than four (4) feet in height, or by landscape materials having a normal one (1) year growth of not less than four (4) feet in height.
6. All off-street parking areas shall be paved with asphalt or equivalent and shall conform to Parking Regulations (Article 36).
7. All points of vehicular access and vehicular circulation to and from off-street parking areas, and driveways onto public rights of way, shall be approved by the Director of Public Works.
8. Public utilities and easements therefor shall be provided as required by applicable public utilities and agencies.
9. The placement of main buildings on any lot or parcel of land in the "R2" Medium Density Residential District shall conform to the following:
 - a. Parallel buildings front to front or arranged around an open court: Thirty-five (35) feet for one (1) story buildings or forty (40) feet for two (2) story buildings. Driveways shall not be located within said building separation.

- b. Parallel buildings front to rear or front to side: Twenty (20) feet for one (1) story buildings or twenty-five (25) for two (2) story buildings.
 - c. Parallel buildings rear to rear or rear to side: Fifteen (15) feet for one (1) story buildings plus 2 1/2 feet for each additional story of each building in excess of one (1) story.
 - d. Parallel buildings side to side: Ten (10) feet for one (1) story buildings plus 2 1/2 feet for each additional story of each building in excess of one story. No entries shall be permitted for such separation between buildings placed side to side.
 - e. For obliquely aligned buildings, the distances hereinbefore specified may be decreased by five (5) feet at one (1) building corner if increased by an equal or greater distance at the other corner.
10. The placement of garages and non-dwelling accessory buildings on any lot or parcel of land in the "R2" Medium Density Residential District shall conform to the following:
- a. On the rear third of an interior or corner lot, the side yard and rear yard shall be not less than three (3) feet in width. In the case of a corner lot, all buildings shall observe the required side yard on the street side.
 - b. On any lot where the garage opens directly to the street, same shall be set back not less than twenty (20) feet from the property line.
 - c. The distance between main buildings and non-dwelling accessory buildings shall not be less than ten (10) feet.
11. (Delete)
12. (Delete)

SEC. 26-145 DESIGN REVIEW APPROVAL

(Delete)

ARTICLE 15 R3 HIGH DENSITY RESIDENTIAL DISTRICT

SEC. 26-150 PURPOSE

To establish, stabilize, and protect areas for multi-family residential development at high densities, together with compatible institutional and supportive civic and cultural uses. The "R3" District is applied where full public services are available within the General Plan's "River Resort," "Second Home Development," and "Unincorporated Communities and Cities" land use categories.

SEC. 26-151 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Area, etc.)

(a) Principal Uses

1. Single family residences, duplexes, garden apartments, and dwelling groups on lots 6,000 square feet in size or greater.
2. One (1) single family dwelling on lots less than 6,000 square feet in size.
3. Residential Condominiums, Planned Developments, and Community Apartment Projects in accordance with Condominium Regulations (Article 39).
 - a. Densities shall not exceed ten (10) units per gross acre may be considered and shall reflect the limitations of property size, shape and topography.
 - b. (Delete)
 - c. Lot size, coverage, and setback requirements of Sec. 26-153 shall not apply to Residential Condominiums, Planned Developments, or Community Apartment Projects.

(Add)

- d. A Density Bonus Policy shall be determined by the Board of Supervisors.

(b) Incidental Uses

1. Home occupations.
2. Hobby greenhouses up to 500 square feet in floor area.

3. Day care and home care centers and resocialization facilities and preschools for six (6) or fewer persons.
4. Accessory buildings, and uses incidental and appurtenant to any permitted use.

(c) Signs

1. Appurtenant signs for uses listed in Sec. 26-151 subject to Sign Regulations (Article 37).

SEC. 26-152 USES PERMITTED WITH A USE PERMIT OR USE
PERMIT WAIVER

(a) Residential Uses

1. Mobile home parks, subject to Mobile Homes, Mobile Home Parks, and Mobile Structures (Article 38) at a maximum density of seven (7) units per acre (gross).

(b) Recreation Uses

1. Swimming clubs, tennis clubs and regulation golf courses.

(c) Cultural Uses

1. Churches.
2. Non-commercial clubs and lodges.
3. Public playgrounds, parks, community centers, libraries, museums, and similar uses and buildings.
4. Cemeteries, mausoleums, columbariums, and crematoriums.

(d) Health Uses

1. Group care facilities.
2. Major medical facilities.

(e) Educational Uses

1. Public and private elementary schools, junior high schools, high schools, and colleges.
2. Day care and group care centers, resocialization facilities, and preschool facilities for seven (7) or more persons.

(f) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards, sewage treatment plants and disposal facilities, water systems and parks which do not adversely affect the primary purpose of the District.

(g) Signs

Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(Add):

(h) Other

1. Other uses which in the opinion of the Planning Commission are of similar or compatible nature.

SEC. 26-153

BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. (Delete)
2. (Delete)
3. (Delete)

(Add):

1. Not less than 6,000 square_feet (net) per lot for single family residential lots.
2. Not less than 6,000 square_feet (net) per lot for multi-family residential lots.
3. Additional area may be required by any "B" Combining District.

(b) Maximum Residential Density

1. The following maximum densities apply when the lot is served by public sewer and water:
 - a. Detached single-family dwellings -- one (1) unit per 5,000 square feet.
 - b. Duplexes -- one (1) unit per 3,000 square feet.
 - c. Triplexes -- one (1) unit per 2,700 square feet.
 - d. Fourplexes -- one (1) unit per 2,250 square feet.
 - e. Five (5) or more unit buildings -- one (1) unit per 2,000 square feet.

(Delete - The development standards . . .)

2. A lower density may be required by any "B" Combining District.
3. (Delete)
4. Any lot 6,000 square feet in size existing on the effective date of this ordinance shall be permitted at least one (1) duplex subject to the restrictions of Sec. 26-153 (c) and (d).

(c) Minimum Yard Requirements.

1. Front yard: Not less than fifteen (15) feet provided, however, that no structure shall be located closer than forty-five (45) feet from the centerline of any public road, street, or highway. Set backs within a single parcel may be reduced by as much as five (5) feet so long as an average of fifteen (15) feet is maintained.
2. Side yard: Not less than five (5) feet. On lots where access is gained to an interior court by way of a side yard or where an entrance to a building faces the side line, said side yard shall be not less than ten (10) feet.
3. Rear yard: Not less than ten (10) feet.

4. A garage or carport opening shall be located at least twenty (20) feet from any street property line which it faces.
5. Cornices, eaves, canopies, and similar architectural features may extend two (2) feet into any required yard. Uncovered porches, fire escapes or landing places may extend six (6) feet into any required front or rear yard and three (3) feet into any required side yard.
6. Additional setbacks may be required within a sensitive area, riparian corridor, scenic corridor, area of critical habitat, unique feature, or geothermal resource area designated in the General Plan or specific plans.

(d) Maximum Building Height

1. Forty-five (45) feet or three (3) stories whichever is less provided that no accessory structures shall exceed one (1) story.
2. (Delete)

(e) Parking Requirements (For developments of three (3) or more units also see Section 26-154).

1. Residential: Garage space or parking space.
 - a. Not less than one (1) covered parking space for each dwelling unit.
 - b. Not less than 1/2 uncovered guest parking space for each dwelling unit in a garden apartment or dwelling group involving two (2) or more dwelling units.
 - c. Developments containing nine (9) or more dwelling units shall provide an additional 1/2 uncovered guest parking space for each dwelling unit having two (2) or more bedrooms.
2. Any other use shall provide off-street parking in accordance with the standards established in Parking Regulations (Article 36).

1. All utility distribution facilities (including but not limited to electric, communication and cable television lines) installed in and for the purpose of supplying service to any residential development shall be placed underground, except equipment appurtenant to underground facilities, such as surface mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts. The subdivider is responsible for complying with the requirements of this section, and shall make the necessary arrangements with the utility companies involved for the installation of said facilities.
2. All required yards shall be landscaped and perpetually maintained.
3. Installation of improvements to assure adequate drainage shall be required.
4. All refuse collection areas shall be enclosed on at least three (3) sides by a five (5) foot high wall, said wall to be constructed of masonry or other material as specifically approved by the Planning Staff. Alternate methods of refuse storage and screening thereof may be approved by the Planning Staff.
5. To the extent possible, all off-street parking areas shall be screened from view of surrounding residents by a fence not less than four (4) feet in height, or by landscape materials having a normal one (1) year growth of not less than four (4) feet in height.
6. All off-street parking areas shall be paved with asphalt or equivalent and shall conform to Parking Regulations (Article 36).
7. All points of vehicular access and vehicular circulation to and from off-street parking areas, and driveways onto public rights of way, shall be approved by the Director of Public Works.
8. Public utilities and easements therefor shall be provided as required by applicable public utilities and agencies.
9. The placement of main buildings on any lot or parcel of land in the "R2" Medium Density Residential District shall conform to the following:

- a. Parallel buildings front to front or arranged around an open court: Thirty-five (35) feet for one (1) story buildings or forty (40) feet for two (2) story buildings. Driveways shall not be located within said building separation.
 - b. Parallel buildings front to rear or front to side: Twenty (20) feet for one (1) story buildings or twenty-five (25) for two (2) story buildings.
 - c. Parallel buildings rear to rear or rear to side: Fifteen (15) feet for one (1) story buildings plus 2 1/2 feet for each additional story of each building in excess of one (1) story.
 - d. Parallel buildings side to side: Ten (10) feet for one (1) story buildings plus 2 1/2 feet for each additional story of each building in excess of one story. No entries shall be permitted for such separation between buildings placed side to side.
 - e. For obliquely aligned buildings, the distances hereinbefore specified may be decreased by five (5) feet at one (1) building corner if increased by an equal or greater distance at the other corner.
10. The placement of garages and non-dwelling accessory buildings on any lot or parcel of land in the "R2" Medium Density Residential District shall conform to the following:
- a. On the rear third of an interior or corner lot, the side yard and rear yard shall be not less than three (3) feet in width. In the case of a corner lot, all buildings shall observe the required side yard on the street side.
 - b. On any lot where the garage opens directly to the street, same shall be set back not less than twenty (20) feet from the property line.
 - c. The distance between main buildings and non-dwelling accessory buildings shall not be less than ten (10) feet.
11. (Delete)
12. (Delete)

SEC. 26-155

DESIGN REVIEW APPROVAL

(Delete)

ARTICLE 16 RU URBAN RESIDENTIAL

SEC. 26-160 PURPOSE

To permit intense residential use in urban areas. Densities must comply with general and specific plans and community design and environmental performance standards. The "RU" District is applied, following approval of a Preliminary Development Plan in the adopted urban expansion boundaries of the "Cities" land use category. Urban level services must be available for "RU" development.

SEC. 26-161 APPLICATION

- (a) Applications to rezone lands to "RU", Urban Residential District, shall be accompanied by a Preliminary Development Plan. ~~(Delete - Reference to Sec. 26-163.)~~
- (b) Except for uses permitted by Sec. 26-165, applications for building and zoning permits and the land division approvals required by the Sonoma County Subdivision Ordinance shall be preceded by the approval of a Precise Plan that meets the requirements of Sec. 26-167.
- (c) The Precise Plan shall be noticed, heard and determined by the Board of Zoning Adjustments in the manner provided for Use Permits in Administrative and Public Hearing Procedures (Article 47).
- (d) The Sectional District Maps for Urban Residential Districts shall reflect the Preliminary Development Plan.
 - 1. The precise areas for residential uses.
 - 2. The maximum density, measured either by units per gross acre or maximum number of units for residential uses; a delineation of varying residential densities when required by the Board of Supervisors.
 - 3. A reference to any Resolution of Intent adopted by the Planning Commission or Board of Supervisors at the time of recommendation or adoption of the Sectional District Maps.

SEC. 26-162PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan shall be a graphic representation of the applicant's intended development showing:

- (a) The entire proposed planned community.
- (b) The proposed land uses precisely divided between residential, recreational and other permitted uses.
- (c) A preliminary circulation pattern.
- (d) A preliminary site plan for all residential areas.
- (e) The proposed maximum density for residential uses measured in units per gross acre, not to exceed thirty (30) units per gross acre.
- (f) General delineation of those units to be constructed in progression.
- (g) Topography at contour intervals determined by the Planning Director.
- (h) Provision for public services including but not limited to sewer and water.
- (i) The relationship of the Urban Residential District to its surroundings and to the General Plan or specific plans. Emphasis should be placed on location with respect to available public transit, pedestrian access, bikeways, existing public facilities and services, parks, fire protection, emergency services and neighborhood or community shopping areas.
- (j) Other information deemed necessary by the Planning Director. Revision(s) to the Preliminary Development Plan may be approved in the same manner as provided in Sec. 26-162, except that permit expiration provisions shall be automatically waived. Such revision(s) shall not include an increase in gross density.

SEC. 26-163 (Delete)SEC. 26-164USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Areas, etc.)

1. RESIDENTIAL USES

- (a) Residential developments with densities between fifteen (15) to thirty (30) units per gross acre pursuant to the procedures in Sec. 26-161 through 26-166.

- (a) Single-family dwellings, duplexes, garden apartments, multiple family dwellings and dwelling groups. Minimum density shall be fifteen (15) units per acre (gross); maximum density shall be thirty (30) units per acre (gross). (Delete: Inclusionary units....)
- (b) Community apartment projects, residential, planned developments and condominiums. Densities per Sec. 26-165(a).
- (c) Accessory buildings and uses.
- (d) For projects with 200 dwelling units minimum:
 - 1. Golf courses, stables, and similar and recreation facilities.
 - 2. Commercial uses per Neighborhood Commercial District (Article 21).
- (e) Other uses deemed by the Board of Zoning Adjustments to be compatible with or accessory to the residential uses within the "RU" District.

(Add)

- (f) The Reserve Bonus Density Policy shall be determined by the Board of Supervisors.

A Precise Plan (Use Permit) must precede the filing of an application for tentative map or zoning permit, except for uses listed in Sec. 26-165, permitted uses.

- (a) The Precise Plan shall be a precise, graphic, and written representation of the applicant's intended development describing:
 - 1. Location and description of all buildings.
 - 2. Vehicular circulation.
 - 3. Pedestrian circulation.
 - 4. Parking.
 - 5. Topography at contour intervals determined by the Planning Director.

6. Drainage plan.
 7. Plans for provision of sewer and water.
 8. Building elevations.
 9. Landscaping and maintenance provisions therefor.
 10. Gross area, lot area, and open space area calculated to the nearest tenth of an acre.
 11. Delineation of those sub-units to be constructed in progression.
 12. Other information deemed necessary by the Planning Director.
- (b) The maintenance and perpetual existence of required open spaces shall be guaranteed by creation of entities and the imposition of real conditions, covenants, and restrictions as required by County Counsel.
- (Add)
- This requirement cannot be imposed as a condition of granting subdivision map approval (State Law)
- (c) In the event that a subdivision map is not required for approval of the entirety of any Precise Plan, such approval shall not become effective until conveyances for any required public easements, streets, rights of way, or other public areas shall have been filed with the County Surveyor and accepted by the Board of Supervisors. Where any land is to be conveyed for public use, a title report issued by a title insurance company in the name of the owner of the land, issued to or for the benefit and protection of the County of Sonoma showing all parties whose consent is necessary and the nature of their interest therein, shall be filed with the conveyances of such land.
- (d) Where public improvements are to be constructed or where improvements are to be made upon lands to be conveyed to the County of Sonoma, the land-owner shall execute and file an agreement between himself and the County providing for the installation of such improvements at the land-owner's cost and expense, and in accordance with the approved development schedule contained in the Precise Plan. The agreement shall be accompanied by labor, material, and performance bonds. Such improvement agreement and bonds shall be deemed to include and cover the installation of landscaping and planting as required by an approved plan thereof whether such landscaping and planting shall be upon public or private lands.

SEC. 26-167

BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. No minimum lot size; as indicated on the approved Precise Plan.

(b) Minimum Yard Requirements

1. As shown on the approved Precise Plan, provided that no garage opening may be located closer than twenty (20) feet from any road, right-of-way or common driveway.
2. Side and rear yards required: As indicated on the approved Precise Plan, provided that at least ten (10) feet must maintained between all detached buildings.

(c) Maximum Building Height

1. Thirty-five (35) feet or (three (3) story) as indicated on the approved Precise Plan.

(d) Maximum Lot Coverage

1. No maximum; as indicated on the approved Precise Plan.

(e) Parking Space Requirements

1. One (1) covered parking space per dwelling unit.
2. One-half (1/2) uncovered guest parking space per dwelling unit.
3. One-half (1/2) guest parking space per dwelling unit may be waived by the Planning Director for projects restricted to the elderly.
4. Uses other than residential shall provide parking in accordance with the standards in Parking Regulations (Article 36).

SEC. 26-168

DESIGN REVIEW APPROVAL (Delete)

ARTICLE 17

PLANNED COMMUNITY

NO SUBSTANTIVE COMMENT

THE FOLLOWING IS THE ONLY SUGGESTED MODIFICATION TO THE PC ZONING DISTRICT:

(DELETE: SEC. 26-173)

(ADD)

USES PERMITTED BY RIGHT

ARTICLE 18 CS RURAL SERVICES DISTRICT

SEC. 26-180 PURPOSE

To create and enhance areas to meet the commercial and service requirements of rural agricultural communities. This District is primarily to be applied in the General Plan's "River Resort", "Unincorporated Communities" land use categories and may be applied in the "Rural Residential" and "Second Home Development" land use categories where appropriate. "C1" uses are allowed by right, with certain "C2", and "C3", and residential uses by Use Permit.

SEC. 26-181 (Delete)

SEC. 26-182 Uses Permitted by Right

(a) Retail Sales

1. Retail food and beverage sale for off-premise consumption, including alcoholic beverages, baked goods, canned goods, candy, dairy products, groceries, meats, and produce. Maximum building_gross_floor_area: 5,000 square feet.
2. Variety and hardware stores, including retail sales of apparel, footwear, fabrics, notions, jewelry, household goods, kitchen items, linens, chinaware, glassware, small appliances, home accessories, and general merchandise. Maximum building_gross_floor_area: 5,000 square feet.
3. Pharmacies, including retail sales of drugs, optical and orthopedic supplies, cards, books, film and variety items. Maximum building_gross_floor_area: 5,000 square feet.
4. Plant, garden supply, feed stores, nurseries and similar outdoor sales uses.
5. Appliance repair, TV. and electronic repair.
6. Financial institutions, professional, administrative and general business offices. Maximum building_gross_floor_area: 5,000 square feet.

7. Restaurants, bars and cocktail lounges, provided no live entertainment or dancing is permitted. Maximum building_gross_floor_area:_ 3,000 square_feet.
8. Personal care services, including barber and beauty shops, self improvement studios and weight control salons.
9. Apparel services, including tailoring, dressmaking, dry cleaning and laundering, and shoe repair.
10. Animal_health_and_veterinary_clinics,_including_shelters_and_kennels.
11. Human_health_care_offices_and_clinics.
12. Gasoline_service_stations_with_appurtenant_auto_repair.
13. Vehicle_parts_accessories,_and_tire_sales._ Maximum building_gross_floor_area:_ 5,000 square_feet.
14. Farm_and_agricultural_implements_and_equipment_service,_sales,_and_repair._ Maximum_building_gross_floor_area:_ 5,000 square_feet.
15. Landscape_materials_yards_and_building_material_yards.
16. Commercial_firewood_yards_including_wood_splitting.
17. Art_galleries,_antique_stores,_second_hand_sales,_and_auction_studios._ Maximum_gross_building_floor_area:_ 5,000 square_feet.

(b) Agricultural Uses

1. The outdoor growing and harvesting of shrubs, plants, hay, flowers, trees, vines, fruits, vegetables, grain, and similar food and fiber crops, including packing, polishing, retail and wholesale sales, and the like of unprocessed agricultural yield grown on the premises.

(c) Incidental Uses

1. Accessory structures and uses incidental and appurtenant to any permitted use.

(d) Signs

1. Appurtenant signs for uses listed in Sec. 26-181 subject to Sign Regulations (Article 37).
(Delete: Design Review)

SEC. 26-183 USES PERMITTED WITH A USE PERMIT OR USE
PERMIT WAIVER

(a) Retail Sales

1. Retail sales uses described in Sec. 26-181 which exceed 5,000 square_feet gross floor area.
2. Produce stands. (Delete: Feed stores)
3. Art Galleries, Antique Shops, Second Hand Sales and Auction Studios.
4. New and used passenger vehicle, truck, trailer, boat, recreational vehicle sales and rental.
5. (Delete)
6. (Delete)
7. (Delete)
8. (Delete)
9. (Delete)

(b) Residential Uses

1. One (1) single family residence.

(c) Commercial Residential Uses

1. Hotels, motels, and inns.

(d) Commercial Services

1. Financial institutions described in Sec. 26-181(a) and which exceed 5,000 square_feet gross floor area.
(Delete: Items 2 - 7)

Add: 2. Vehicular maintenance and or_repair services_not appurtenant to_a_gasoline service station or_other use permitted by_right_in Sec._26-181.

Add: 3. Equipment rental_yards.

Uses

(e) Light Industrial, Wholesale, Distribution and Storage

1. Wholesale warehouses and storage warehouses.
2. Fleet storage yards and equipment storage yards.
3. Fuel yards.
4. Cabinetshops, electrical, plumbing, and heating shops, welding, sheetmetal, and machine shops.
5. Recycling centers for waste materials.

(f) Eating and Drinking Establishments

1. Restaurants, bars, and cocktail lounges which include live entertainment, or which exceed 3,000 square feet gross floor area.
2. Drive-in and take-out restaurants.

(g) Recreational Uses

1. Commercial recreation facilities including theaters, gymnasiums, swim centers, skating rinks, tennis clubs, racketball facilities.
2. Recreational vehicle parks, subject to Mobile Home Parks and Mobile Structures (Article 38).

(h) Cultural Uses

1. Churches.
2. Clubs and lodges.
3. Public_recreational and cultural facilities_and grounds.
4. Cemeteries, mausoleums, columbariums, and crematoriums.

(i) Health Uses (Delete)

(i) Educational Uses (Add)

1. Public and private schools, colleges, and universities.
2. Day care and preschool facilities.

(j) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations, detention facilities, telephone and telegraph equipment buildings, power stations, transformer stations, transmission lines, pumping station, reservoirs storage facilities, communications stations and facilities and service yards.

(k) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).
(Delete: Design Review).

(l) Rural commercial and service uses which in the opinion of the Planning Commission are compatible with those described in Sec-26-181 and 26-182.

(Add):

(m) Other

Other uses which in the opinion of the Planning Commission are similar and compatible in nature.

SEC. 26-184

BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Not less than 10,000 square feet unless a different area is required by any "B" Combining District.

(b) Minimum Yard Requirements

1. Front yard: None, except where the frontage in a block is partially in an "R" or "A" District, in which case the front yard shall be not less than twenty (20) feet.
2. Side yard: None, except where the side of a lot abuts on an "R" or "A" District, in which case the side yard shall be not less than ten (10) feet.
3. Rear yard: None, except where the rear of a lot abuts on an "R" or "A" District, in which case the rear yard shall be not less than ten (10) feet.

4. (Delete)

(c) Maximum Building Height

1. Thirty-five (35) feet provided that additional height may be permitted if a Use Permit or Use Permit Waiver is first secured.

(d) Parking Requirements

1. Parking shall be provided in accordance with the standards established in Parking Regulations (Article 36)

(e) (Delete)

SEC. 26-185

DESIGN REVIEW APPROVAL (Delete)

ARTICLE 19 CT TOURIST COMMERCIAL DISTRICT

SEC. 26-190 PURPOSE

To create and enhance areas devoted principally to tourist accommodations and recreational facilities. The "CT" District is primarily applied in areas such as the General Plan's "River Resort", "Second Home", and "Unincorporated Communities" land use categories and may be applied within other categories in areas inherently attractive for recreational uses in connection with a specific project proposal.

SECTION 26-191 (Delete)

SECTION 26-192 USES PERMITTED BY RIGHT

(Delete: Reference to Sensitive Areas, etc.)

(a) Commercial Uses

1. Hotels, motels, inns, resorts, and guest ranches.
2. Retail shops which principally serve tourists, including sale of resort apparel, curios, souvenirs, film, magazines, art and antiques.
3. Restaurants, including drive-in and take-out, and cocktail lounges accessory to restaurants or overnight accommodations.

(b) Commercial/Residential Uses

1. One (1) dwelling unit or living quarter as an accessory use only, provided it is occupied by the owner, operator, or caretaker of the principal uses conducted on the property.

(c) Recreational Uses

1. Campgrounds and recreational vehicle and travel parks, including incidental retail sales of groceries, drugs, and supplies.

(d) Incidental Uses

1. Accessory uses and buildings incidental and appurtenant to the primary use.

(e) Signs

1. Appurtenant signs for uses listed in this section subject to Sign Regulations (Article 37). (Delete: Design Review)

SEC. 26-193

USE PERMITTED WITH A USE PERMIT OR USE
PERMIT WAIVER

(a) Retail Sales Uses

1. Retail businesses which supply household commodities such as groceries, meats, dairy products, alcoholic beverages, goods or other foods, drugs, notions or hardware. All retail sales uses shall be conducted entirely within a building.
2. Gasoline sales.

(b) Commercial Services and Offices

1. Personal service establishments which perform services for persons residing in adjacent residential and resort areas such as shoe repair, laundromats, dry cleaning shops, trailer shops, beauty parlors, barbershops, and the like.
2. Professional, administrative, and general business offices.
3. Automobile service stations.

(c) Eating and Drinking Establishments

1. Bars and cocktail lounges, including those which provide live entertainment and dancing.

(d) Residential Uses

1. Dwelling units in addition to the permitted unit as an accessory use only, provided they are occupied by the owner, operator, or employee of the principal uses conducted on the property.

(e) Transportation Uses

1. Bus terminals.
2. Taxi terminals.
3. Commercial parking facilities.
4. Heliports.

5. Marinas and related facilities.

(f) Recreational Uses

1. Commercial recreations, amusement park rides and games, miniture golf, boat rentals and launching facilities.
2. Regulation golf courses, swimming centers, tennis facilities, and other facilities.
3. Theaters.
4. Open air theaters, race tracks, and similar establishments involving larger assemblages of people and automobiles.
5. Public playgrounds, parks, community centers, libraries, museums, and similar public uses and buildings.

(g) Cultural Uses

1. Churches.

(h) Educational Uses

1. Art, craft, music and dancing schools.
2. Day care centers and preschools.

(i) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards.

(j) Signs

1. Directional signs, additional appurtenant sign area subject to Sign Regulations (Article 37).
(Delete: Design Review)

(k) Other

1. Tourist Accommodation and Recreation uses which in the opinion of the Planning Commission are of a similar and compatible nature to those uses described in Sec. 26-191 and 26-192.

SEC. 26-194

BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Not less than 10,000 square feet (net) unless additional area is required by any "B" Combining District.

(b) Minimum Yard Requirements

1. Front yard: None, except where the frontage in a block is partially in an "R" or "A" District, in which case the front yard shall be not less than twenty (20) feet.
2. Side yard: None, except where the side of a lot is next to any "R" or "A" District, in which case the side yard shall be not less than ten (10) feet.
3. Rear yard: None, except where the rear of a lot abuts on an "R" or "A" District, in which case the rear yard shall be not less than ten (10) feet.

(c) Maximum Building Height

1. Thirty-five (35) feet, provided that additional height may be permitted if a Use Permit is first secured.

(d) Maximum Lot Coverage

1. Sixty percent (60%)

(e) Parking Requirements

1. Parking shall be provided in accordance with the standards established in Parking Regulations (Article 36).

SEC. 26-195

DESIGN REVIEW APPROVAL (Delete)

ARTICLE 20 CO OFFICE DISTRICT

SEC. 26-200 PURPOSE

To create and enhance areas where administrative, office, and professional services are the principal and dominant use. Typically, the "CO" District would be applied near urban residential areas and have a scale and appearance compatible with and complementary to the adjacent residential use. The "CO" District is applied within the General Plan's "Mixed Land Use", "Unincorporated Communities" and "Cities" land use categories.

SEC. 26-201 (DELETE)

SEC. 26-202 USES PERMITTED BY RIGHT

(a) Office Uses

1. Professional, administrative, and general business offices.
2. Financial offices, banks, and savings and loan offices.

(b) Health Uses

1. Medical and dental clinics and laboratories.

(c) Incidental Uses

1. Accessory buildings and uses incidental and appurtenant to the primary use, including commercial vehicle parking facilities. This shall not be construed as permitting any commercial use or occupation other than those specifically permitted in this article.

(d) Condominium Regulations

1. Commercial Planned Developments and Condominiums subject to the requirements of Condominium Regulations (Article 39).

(e) Signs

1. Appurtenant signs for uses listed in Sec. 26-201 subject to Sign Regulations (Article 37).

SEC. 26-203 USES PERMITTED WITH A USE PERMIT OR USE
PERMIT WAIVER

(a) Commercial Residential Uses

1. One (1) dwelling unit, as an accessory use only.

(b) Recreational Uses

1. Public playgrounds, parks, community centers, libraries, museums, and similar uses and buildings.

(c) Cultural Uses

1. Churches.
2. Non-commercial clubs and lodges.
3. Mortuaries.

(d) Health Uses

1. Group care facilities.
2. Major medical facilities.

(e) Educational Uses

1. Public and private elementary schools, junior schools, high schools, and colleges.
2. Art, craft, music, or dancing schools.
3. Business, professional or trade schools, and colleges.

(f) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards.

(g) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(Add):

(h) Other

1. Other uses which of the opinion of the Planning Commission are similar and compatible in nature.

SEC. 26-204 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for the Creation of New Lots

1. 6,000 square feet.
2. There shall be no minimum lot size for lots within Planned Developments and Condominium Projects.

(b) Minimum Yard Requirements

1. Front yard: None, except where the frontage in block is partially in an "R" or "A" District, in which case the front yard shall be not less than twenty (20) feet.
2. Side yard: None, except where the side of a lot abuts upon the side of a lot in an "R" or "A" District, in which case the side yard shall be not less than ten (10) feet.
3. Rear yard: None, except where the rear of a lot abuts on an "R" or "A" District, in which case the rear yard shall be not less than ten (10) feet.

4. (Delete)

(c) Parking

1. Parking shall be provided in accordance with the standards established in Parking Regulations (Article 36).

ARTICLE 21 C1 NEIGHBORHOOD COMMERCIAL DISTRICT

SEC. 26-210 PURPOSE

To create and enhance areas where a limited number of retail goods and services are offered to meet the day-to-day needs of local residents. The "C1" District is applied within the General Plan's "Mixed Land Use" and "Unincorporated Communities". The "C1" District is designed to serve only a limited local market, and to permit only those uses which do not result in traffic and noise that is incompatible with residential uses.

SEC. 26-211 (DELETE)

SEC. 26-212 USES PERMITTED BY RIGHT

(a) Retail Sales

1. Retail food and beverage sales for off-premise consumption, including alcoholic beverages, baked goods, canned goods, candy, dairy products, groceries, meats, and produce. Maximum building gross floor area: 5,000 square feet.
2. Variety and hardware stores, including retail sales of apparel, footware, fabrics, notions, jewelry; household goods including kitchen items, linens, accessories, and the like. Maximum building gross floor area: 5,000 square feet.
3. Pharmacies, including retail sales of drugs, optical, and orthopedic supplies, cards, books, film, and variety items. Maximum building gross floor area: 5,000 square feet.
4. Plant and garden-supply stores. (Delete: "...entirely enclosed within a building")

(b) Commercial Services and Offices

1. Personal care services, including barber shops, beauty shops, self-improvement studios, and weight control salons.
2. Apparel services, including custom tailoring, dressmaking, dry cleaning, laundering, and shoe repair.
3. Appliance repair, TV and electronic repair.

4. Financial institutions such as banks, savings and loan offices: professional, administrative, and general business offices. Maximum building gross floor area: 3,000 square feet.

(c) Eating and Drinking Establishments

1. Restaurants, bars and cocktail lounges, provided no live entertainment or dancing is allowed. Maximum building gross floor area: 3,000 square feet.

(d) Health Uses

1. Health clinics.
2. Health care offices.

(e) Incidental Uses

1. Accessory structures and uses incidental and appurtenant to any permitted use.

(f) Condominium Regulations

1. Commercial Planned Developments and Condominiums subject to the requirements of Condominium Regulations (Article 39).

(g) Signs

1. Appurtenant signs for uses listed in this section subject to Sign Regulations (Article 37).

(Add)

(h) Cultural Uses

1. Churches

SEC. 26-213 USES PERMITTED WITH A USE PERMIT OR USE
PERMIT WAIVER

(a) Retail Sales

1. Retail Sales uses described in Sec. 26-211 (a) which exceed 5,000 square feet gross floor area.
2. Art galleries and antique studios.
3. Gasoline sales.

(b) Commercial Residential Uses

1. One (1) dwelling unit, as an accessory use only, to be used as the residence of the owner, operator, or caretaker of the permitted use.

(c) Commercial Services

1. Financial institutions described in Sec. 26-211 (b) 4, which exceed 5,000 square feet gross floor area.
2. Automobile maintenance services, including service stations; washing and waxing, brake, muffler and tire repair incidental to service stations.

(d) Eating and Drinking Establishments

1. Restaurants, bars, and cocktail lounges which include live entertainment, or which exceed 3,000 square feet gross floor area.
2. Drive-in and take-out restaurants.

(e) Recreational Uses

1. Tennis clubs and swimming centers.

(f) Cultural Uses

1. (Delete)
2. Clubs and lodges.
3. Public playgrounds, parks, community centers, libraries, museums, and similar uses.

(g) Health Uses

1. Group care facilities.

(h) Educational Uses

1. Art, craft, music and dancing schools.
2. Day care centers and preschools.

(i) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards.

(j) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(k) Other

1. Neighborhood activities, businesses or service uses which in the opinion of the Planning Commission are of a similar and compatible nature to those uses described in Sec. 26-211 and 26-212.

SEC. 26-214 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Six Thousand 6,000 square feet.
2. There shall be no minimum lot size for lots within Planned Developments and Condominium Projects.

(b) Minimum Yard Requirements

1. Front yard: None, except where the frontage in a block is partially in an "R" or "A" District, in which case the front yard shall be not less than twenty (20) feet.
2. Side yard: None, except where the side of a lot abuts upon the side of a lot in an "R" or "A" District, in which case the side yard shall be not less than ten (10) feet.
3. Rear yard: None, except where the rear of a lot abuts on an "R" or "A" District, in which case the rear yard shall be not less than ten (10) feet.

(c) Maximum Building Height

1. Thirty five (35) feet, provided that additional height may be permitted if a Use Permit is first secured.

(d) Parking Requirements

1. Parking shall be provided in accordance with the standards established in Parking Regulations (Article 37).

ARTICLE 22

C2 COMMUNITY COMMERCIAL DISTRICT

SEC. 26-220 PURPOSE

To create and enhance commercial areas which offer a full range of retail goods and services. The "C2" District is applied within the General Plan's "Mixed Land Use", "Unincorporated Communities" and "Cities" land use categories. The "C2" District is designed to serve community-wide and regional needs.

SEC. 26-221 (DELETE)

SEC. 26-222 USES PERMITTED BY RIGHT

(a) Retail Sales

1. Retail food and beverage sales for off-premises consumption, including alcoholic beverages, baked goods, canned goods, candy, dairy products, groceries, meats and produce.
2. Department and hardware stores including retail sales of apparel, footware, fabrics, and jewelry; household goods including kitchen items, linens, chinaware, glassware, small appliances, home accessories, and the like.
3. Pharmacies, including retail sales of drugs, opticians and orthopedic supplies, cards, books, film, and variety items.
4. Retail sales of recreation items including sporting goods, bicycles, camping equipment, cameras, musical instruments, records, craft supplies, games and toys.
5. Retail sales of large household appliances, television sets, hi-fi equipment.
6. Furniture, carpet and drapery stores, including incidental repair; paint and wallcovering stores.
7. Plant and garden supply stores, florist shops entirely enclosed within a building.

8. Art galleries, and antique studios.
9. Second_hand_stores_and_auction_studios. (Add)
10. Retail_plant_nurseries. (Add)
11. Pet_shops. (Add)
12. Retail_sales_of_automobile_parts, accessories and tires including installation, auto_upholstery shops. (Add)

(b) Commercial Services and Offices

1. Personal care services including barber shops, beauty shops, self-improvement studios, and weight control salons.
2. Apparel services including custom tailoring, dressmaking, dry cleaning and laundering, shoe repair.
3. Financial institutions such as banks and savings and loan offices.
4. Professional, administrative, and general business offices.
 - (a) Photograph studios; copying and printing services.
 - (b) Appliance repair, TV and electronic repair.
 - (c) Interior decorating and custom drapery shops and upholstery shops.
 - (d) Travel agencies.
 - (e) Telephone answering services, computer services, credit services.
5. Automobile_rental agencies. (Add)

(c) Eating and Drinking Establishments

1. Restaurants, bars and cocktail lounges. (Delete - provided no live entertainment or dancing is allowed.)
(Add)
2. Drive-in_and_take_out restaurants.

(d) Recreational Uses

1. Indoor commercial recreation facilities including theaters, gymnasiums, swim centers, skating rinks, tennis clubs, racketball and handball facilities, and bowling alleys.

(e) Cultural Uses

1. Churches.
2. Clubs and lodges.
3. Public playgrounds, parks, libraries, community centers, museums and similar uses.
4. Mortuaries, cemetaries, mausoleums, columbariums and crematoriums.

(f) Health Uses

1. Major medical facilities and group care facilities.
2. Health clinics.
3. Health care offices.

(g) Educational Uses

1. Art, craft, music, and dancing schools.
2. Business, professional, and trade schools.
3. Day care centers and preschools.

(h) Condominium Regulations

1. Commercial Planned Developments and Condominiums subject to the requirements of Condominium Regulations (Article 39).

(i) Signs

1. Appurtenant signs for uses listed in Sec. 26-221 subject to Sign Regulations (Article 37).

(a) Retail Sales

1. (Delete)
2. (Delete)
3. (Delete)
4. (Delete)
5. Outdoor sales yards and flea markets.
6. New and used passenger vehicle and recreational vehicle sales; automobile painting, body work and major repair incidental thereto.
7. Gasoline sales.

(b) Commercial Residential Uses

1. Hotels, motels, and inns.
2. One (1) dwelling unit as an accessory use only, to be used as the residence of the owner, operator, or caretaker of the permitted use.

(c) Commercial Services

1. Minor automobile maintenance services, including service stations, washing and waxing, brake, muffler, and tire repair.
2. Animal hospitals, shelters, kennels, and veterinary clinics.

(d) Eating and Drinking Establishments

1. Drive-in and take-out restaurants.
2. Restaurants, bars, and cocktail lounges with live entertainment or dancing.

(e) Transportation Uses

1. Bus terminals.
2. Commercial parking facilities.
3. Taxi terminals.
4. Heliports.

(f) Recreational Uses

1. Outdoor commercial recreation facilities including tennis clubs, swimming centers, amusement park rides and games, miniature golf, boat rentals and launching facilities, skateboard parks, and outdoor skating facilities.

(g) Cultural Uses

1. (Delete)
2. (Delete)
3. Public playgrounds, parks, community centers, libraries, museums, and similar uses.
4. Mortuaries, cemeteries, mausoleums, columbariums, and crematoriums.

(h) Health Uses

1. Major medical facilities and group care facilities.

(i) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, reservoirs, storage tanks, communications stations and facilities and service yards.

(j) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(k) Other

1. Retail sales and commercial service uses which in the opinion of the Planning Commission are of a similar and compatible nature to those uses described in Sec. 26-221 and 26-222.

SEC. 26-224 BULK AND PARKING STANDARDS.

(a) Minimum Lot Size

1. Six Thousand (6,000) square feet.
2. There shall be no minimum lot size for lots within Planned Developments and Condominium Projects.

(b) Minimum Yard Requirements

1. Front yard: None, except where the frontage in a block is partially in an "R" District, in which case the front yard shall be not less than twenty (20) feet.
2. Side yard: None, except where the side of a lot abuts upon the side of a lot in an "R" District, in which case the side yard shall be not less than five (5) feet.
3. Rear yard: None, except where the rear of a lot abuts on an "R" District, in which case rear yard shall not be less than five (5) feet.

(c) Parking Requirements

1. All uses shall furnish parking as required by Parking Regulations (Article 36).

ARTICLE 23

C3 COMMERCIAL SERVICES DISTRICT

SEC. 26-230 PURPOSE

To create and enhance areas for heavy commercial and light industrial uses which deal with large merchandise of bulk goods. The "C3" District is applied within the General Plan's "Mixed Land Use", "Unincorporated Communities" and "Cities".

SEC. 26-231 (DELETE)

SEC. 26-232 USES PERMITTED BY RIGHT

(a) Retail Sales

1. Farm supplies, machinery sales, and feed stores.
2. Surplus goods stores.
3. Large and heavy merchandise sales including machinery, lumber and building materials and hardware sales incidental thereto.
4. Furniture, carpet, drapery and upholstery warehousing including incidental retail sales and service.
5. Paint and wallcovering stores.
6. Garden supply stores.
7. New and used passenger, recreational, truck and transport vehicle sales.
8. New and used mobile home sales.
9. Business equipment and supplies sales.
10. Automobile accessories, parts and equipment sales including installation.
11. Truck maintenance and repair including truck painting.

12. Landscape material yards.
13. ~~Outdoor sales yards, auction yards, and flea markets.~~
(Add)
14. ~~Gasoline sales.~~ (Add)

(b) Commercial Services

1. Agricultural services including blacksmithing, welding, small machinery repair and the like.
2. Business support services including copying and printing, janitorial services, and security services.
3. Household goods rental store.
4. Business equipment and furniture rentals.
5. Passenger and recreational vehicle maintenance services including washing and waxing, brake, muffler and tire repair.
6. Passenger and recreational vehicle major repair, body work, and upholstery.

(c) Wholesale, Distribution, and Storage Uses

1. Warehouses including mini-warehouses, moving and storage companies.
2. Creameries.
3. ~~Bakeries,~~ cooperage, bottling plants and wineries.
4. Commercial laundries.
5. Woodworking and cabinet shops.
6. Contractor's shops including electrical, plumbing, heating-cooling, welding, sheetmetal, tile, glass, and machine shops.

(d) Condominium Regulations

1. Commercial planned developments and condominiums subject to the requirements of Condominium Regulations (Article 39).

(e) Signs

1. Appurtenant signs for uses listed in Sec. 26-232 subject to Sign Regulations (Article 37).

(a) (Delete)

(b) Commercial Residential Uses

1. One (1) mobile home or dwelling unit, as an accessory use only, to be used as the residence of the owner, operator, or caretaker of the permitted use.

(c) Commercial Services

1. Boat yards.
2. Equipment rental yards.

(d) Wholesale, Distribution, and Storage Uses

1. (Delete)
2. (Delete)
3. (Delete)
4. Recreational_vehicle_storage_yards, mobile_home storage yards, fleet_storage_yards. (Add)
5. Fuel_yards. (Add)

(e) Light Industrial Uses

1. (Delete)
2. Recycling centers for household paper, glass, and metals.
3. Testing laboratories.
4. Photo processing plants.
5. Plating, stripping, and coating shops.

(f) Eating and Drinking Establishments

1. Restaurants, bars, and cocktail lounges with or without live entertainment and dancing.

(g) Transportation Uses

1. Bus terminals.
2. Ambulance terminals.

3. Taxi terminals.
4. Truck rental yards.
5. Truck terminals.
6. Commercial parking facilities.
7. Heliports.

(h) Recreational Uses

1. Commercial recreation facilities, amusement park rides and games, miniature golf, boat rentals and launching facilities.
2. Theaters, indoor or outdoor.
3. Sport facilities, skating rinks, tennis clubs, gymnasiums, racketball and handball facilities.

(i) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards.

(j) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(k) Other

1. Heavy commercial uses which in the opinion of the Planning Commission are of a similar and compatible nature to those uses described in Sec. 26-231 and 26-232.

SEC. 26-234 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Ten Thousand (10,000) square feet.
2. There shall be no minimum lot size for lots within Planned Developments and Condominium Projects.

(b) Minimum Yard Requirements

1. Front yard: None, except where the frontage in a block is partially in an "R" District, in which case the front yard shall be not less than twenty (20) feet.
2. Side yard: None, except where the side of a lot abuts on an "A" or "R" District, in which case the side yard shall be not less than ten (10) feet.
3. Rear yard: None, except where the rear of a lot abuts on a "R" District, in which case the rear yard shall be not less than ten (10) feet.

(d) Parking Requirements

1. Parking shall be provided in accordance with the standards established in Parking Regulations (Article 36).

ARTICLE 24
CF FISHING COMMERCIAL ZONE

SEC. 26-240 PURPOSE

To create areas for commercial and industrial uses which, support the commercial fishing industry within the General Plan's "Unincorporated Community", "Rural Residential", and "River Resort" land use categories.

SEC. 26-241 (DELETE)

SEC. 26-242 USES PERMITTED BY RIGHT

(a) Retail Uses

1. Fish buying and selling facilities.
2. Fishing supply stores, including bait and tackle stores.
3. Merchandise sales related to_fishing_industry needs including boat_machinery, parts,_and_hardware sales incidental thereto.
4. New and used_boat sales.
5. Fuel_sales.
6. Marinas.
7. Dry cleaning_and_laundering services.

(b) Commercial_Services and Offices (Add)

1. Business_support_services related to_the_fishing industry
2. Boat_repair and maintenance facilities.
3. Contractors shops related to_fishing_activities, including welding,_small_machinery_repair and the like.
4. Fishing support facilities_including_ice_and_blowers, fish_off_loading, gear_loading, boat_haul out and hoisting, pump out,_berths anbd_docks, boat_launching, marine_chandleries, and the like.

(c) Wholesale, Distribution and Storage Yards

1. Storage yards for permitted uses.
2. Fuel yards.

(d) Industrial Uses.

1. Manufacturing, assembling or testing devices, equipment and systems of an electrical, electronic or electro-mechanical nature related to harbor or marine activities.
2. Marine testing laboratories, research and development facilities.
3. Fish processing plants.

(e) Eating and Drinking Establishments

1. Restaurants, bars and cocktail lounges with or without live entertainment and dancing.

(f) Incidental Uses

1. Commercial aquaculture.
2. Accessory uses_and_building incidental_and_appurtenant to_be a permitted use that_does not alter the character of_the_premises.
3. Necessary seawalls, breakwaters, and other shoreline structures_as permitted by_Coastal_Act_Section_30235.
4. Directional signs,_appurtenant_signs_for_uses permitted in_Sec. 26-242 or additional appurtenant sign_area, subject to_the_provisions of_Sign Regulations (Article_37).
5. Accessory structures_and uses_which_in the opinion of the Planning Commission are necessary for and incidental_to the above uses.

(a) (Delete)

(b) Commercial Residential Uses

1. One (1) mobile home or dwelling unit, as an accessory use only, to be used as the residence of the owner, operator, or caretaker of the permitted use.
2. Mobile home parks subject to Mobile Homes, Mobile Home Parks, and Mobile Structures (Article 38) at a maximum of seven (7) units per gross acre, to be processed in accord with procedures outlined in the Planned Community District (Article 17).

(c) (Delete)

(d) (Delete)

(e) (Delete)

(f) (Delete)

(g) Recreational Uses

1. Campgrounds and recreational vehicle and travel trailer parks (including retail sales of groceries, drugs, and supplies).

(h) Utilities

1. Public service and utility uses, including business offices, fire stations, transformer stations, reservoirs, storage tanks, pump stations, communication stations and facilities and service yards, and public restrooms.

(i) (Delete)

(j) Condominiums

1. Commercial planned developments and condominiums subject to the requirements of Condominium Regulations (Article 39).

(a) Minimum Lot Size for Creation of New Lots

1. Not less than 10,000 square feet.
2. There shall be no minimum lot size for lots within Planned Developments and Condominium Projects.

(b) Maximum Building Height

1. Thirty-five (35) feet, provided that additional height may be permitted if the greater height will not adversely affect coast views and there are no riding considerations.

(c) Minimum Yard Requirements

1. Front yard: None, except where the frontage in a block is partially in an "R" District, in which case the front yard shall be the same as required in such "R" District.
2. Side yard: None, except where the side of a lot abuts on an "R" or "A" District, in which case the side yard shall not be less than ten (10) feet.
3. Rear yard: None, except where the rear of a lot abuts on an "R" District, in which case the rear yard shall be not less than ten (10) feet.
4. (Delete)

(c) Parking and Loading Requirements

1. Parking shall be provided in accordance with the standards established in Parking Regulations (Article 36).

ARTICLE 25

MG GENERAL INDUSTRIAL DISTRICT

SEC. 26-250 PURPOSE

To provide a district for the manufacture, assembly, or packaging of products, and for the transportation of goods, and the provision of industrial services. The "MG" District is applied within the General Plan's "Mixed Land Use" and "Unincorporated Communities" land use categories. Areas selected for "MG" zoning should include those with access to adequate public services, roads, and/or rail access.

SEC. 26-251 (DELETE)

SEC. 26-252 USES PERMITTED BY RIGHT

(a) Industrial Uses

1. Any manufacturing, compounding, fabricating, processing, packaging, refining or treating of goods, materials or products except those uses listed in Sec. 26-253 (a).
2. Bakeries, creameries, cooperage, and bottling plants.
3. Commercial laundries, cleaning and dying plants.
4. Storage yards accessory to the uses listed in Sec. 26-252 (a), (b) and (c), gross floor area of the main building.
5. Manufacture of_processing of_asphalt, timber, concrete, earth, sawdust, woodchips, or similar building materials. (Add)

(b) (Delete)

(c) (Delete)

(d) (Delete)

(e) (Delete)

(a) Industrial Uses

1. Manufacturing, compounding, fabricating, processing, packaging, refining, or treating of goods, materials, or products which are caustic, explosive, flammable, highly combustible, noxious, poisonous, or radioactive.
2. (Delete)
3. Research and development facilities; testing laboratories.
4. Photo processing plants.
5. Plating, stripping and coating shops.
6. Animal processing plants, rendering plants, fertilizer plants or yards.
7. Agricultural processing plants and facilities, including wineries, dehydrators, fruit and vegetable packing plants, canneries, and similar agricultural uses, incidental retail sales of agricultural products processed on the premises.
8. Lumber planing and logging mills, mill ponds, and associated uses.
9. Wrecking and salvage yards.
10. Recycling centers.

(b) Wholesale, Distribution, and Storage Uses

1. Wholesale, distribution, or storage in a building or outdoors of goods, materials or products which are caustic, explosive, flammable, highly combustible, noxious, poisonous, or radioactive.
2. Storage yards accessory to the uses listed in Sec. 252 (a), (b), and (c).

(Delete: "...which exceed 200%...")

(c) Commercial/Residential Uses

1. One (1) mobile home or dwelling unit, as an accessory use only, to be used as the residence of the owner, operator, or caretaker of the permitted use.

(d) Commercial Services

1. Boat yards.
2. Business support services including copying printing.

(e) Eating and Drinking Establishments

1. Restaurants necessary to serve the industrial districts.

(f) Transportation Uses

1. Bus terminals.
2. Truck terminals.
3. Commercial parking facilities.
4. Heliports.
5. Public airports and private landing strips.

(g) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and dentention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards.

(h) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(i) Other

Other uses which in the opinion of the Planning Commission are similar and compatible in nature.

SEC. 26-254 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Ten Thousand (10,000) square feet.
2. There shall be no minimum lot size for lots within Planned Developments and Condominium Projects.

(b) Minimum Yard Requirements

1. Front yard: None, except where the frontage in a block is partially in an "R" or "A" District, in which case the front shall be a minimum of twenty (20) feet.
2. Side yard: None, except where the side of a lot abuts upon the side of a lot in an "R" or "A" District, in which case the side yard shall be ten (10) feet or more.
3. Rear yard: None, except where the rear of a lot abuts on an "R" or "A" District, in which case the rear yard shall be ten (10) feet or more.
4. (DELETE)

(b) Maximum Building Height

1. Sixty-five (65) feet, except that additional height may be allowed for special structures if a Use Permit is obtained.

(c) Parking and Loading Requirements

1. Parking shall be required in accordance with Parking Regulations (Article 36).

ARTICLE 26

MP PLANNED INDUSTRIAL DISTRICT

SEC. 26-260 PURPOSE

To create areas for mixed administrative, research, development, warehousing, wholesaling, and assembly manufacturing uses. All uses must comply with general and specific plans and community design and environmental performance standards. The "MP" District is applied within the General Plan's "Mixed Land Lane", "Unincorporated Communities" and "Cities" land use categories.

SEC. 26-261 APPLICATION

- (a) (Delete)
- (b) (Delete)
- (c) (Delete)
- (d) (Delete)

(Add):

- (a) Applications to rezone lands to MP use, including those initiated by governmental agencies, shall be accompanied by a Preliminary Development Plan in accordance with the requirements of Sec. 26-262.

(Delete: Reference to minimum parcel size)
- (b) No building or zoning permits shall be issued prior to the approval of a precise plan that meets the requirements of Sec. 26-264.
- (c) Applications for land division approvals may be submitted and processed concurrently with rezoning applications, with final subdivision maps approved concurrently with approval of the Precise rezoning plan.
- (d) The Precise Plan and the Final Subdivision Map shall be noticed, heard, and determined concurrently in the manner provided for by appropriate County ordinances and State law. Revisions to the Precise Plan and Final Subdivision Map shall be noticed, heard, and determined in the same manner, except that permit expiration shall be automatically waived.

- (e) The Sectional District Maps for the MP District shall reflect the Preliminary Development Plan by showing:
1. The general areas for each type of use applied for.
 2. The percentage of maximum gross lot coverage.
 3. Reference to any Resolution of Intent adopted by the Planning Commission or Board of Supervisors at the time of recommendation or adoption of the Sectional District Maps.

SEC. 26-262 PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan shall be a graphic representation of the applicant's intended development showing:

- (a) The boundaries of the entire proposed planned industrial development.
- (b) A preliminary circulation and land use plan.
- (c) The type and location of proposed major public facilities.
- (d) General delineation of those units to be constructed in progression.
- (e) Topography at contour intervals determined by the Planning Director.
- (f) The relationship of the Planned Industrial District to its surroundings and to the General Plan or specific plans.
- (g) (Delete)

SEC. 26-263 (DELETE)

SEC. 26-264 (DELETE)

SEC. 26-265 (DELETE)

(Add):

SEC. 26-263 USES PERMITTED WITH A PRECISE PLAN (PRECISE PLAN IS SYNONYMOUS WITH USE PERMIT)

(a) Light Industrial Uses

1. Research and development facilities.
2. Manufacturing, compounding, processing, packing or treating of such products as cosmetics, drugs, perfumes, pharmaceuticals, or toiletries.
3. Manufacturing, assembly, or packaging of products from previously prepared materials such as cloth, plastic, paper, leather, precious or semi-precious metals and stones, but not including such operations as saw and planing mills, any manufacturing uses involving primary production of wood, metal or chemical products from raw materials.
4. Manufacture of electric and electronic instruments and devices, such as television, radio, and phonograph equipment.
5. Light metal, appliance, and iron and steel fabricating shops.

(b) Offices

1. Professional, administrative, and general business offices and facilities compatible with uses permitted in this district.

(c) Wholesale, Distribution, and Storage Uses

1. Warehousing and wholesale distributing of goods, wares, merchandise, articles, substances or compounds, which are not flammable, explosive or likely to create fire, radiation or explosive hazards to surrounding property.

(d) Condominium Regulations

1. Industrial planned developments and condominiums subject to the requirements of Condominium Regulations (Article 39).

(e) Utilities

1. Public service and utility uses, including incidental business offices, fire stations, police stations and detention facilities, telephone equipment buildings, power stations, transformer stations, transmission lines, pumping stations, reservoirs, storage tanks, communications stations and facilities and service yards.

(f) Incidental Uses

1. Wholesale and incidental retail sales of goods manufactured, processed or assembled (improved or developed to a higher use by machine or by hand) on the premises.
2. Cafeterias, cafes, and restaurants accessory to the primary use permitted on the premises.
3. Recreation uses accessory to the primary use on the premises such as parks, par courses, golf courses and the like.

(g) Commercial Residential Uses

1. One (1) mobile home or dwelling unit, as an accessory use only, to be used as the residence of the owner, operator, or caretaker of the permitted use.

(h) Signs

1. Directional signs, additional appurtenant signs, and additional appurtenant sign area subject to Sign Regulations (Article 37).

(i) Other

Other uses which in the opinion of the Planning Commission are similar and compatible in nature.

SEC. 26-266 (DELETE)

SEC. 26-264 PRECISE PLAN

- (a) The Precise Plan shall be a precise, graphic, and written representation of the applicant's intended development describing:
1. Vehicular circulation.
 2. Pedestrian circulation.

3. Parking.
 4. Topography at contour intervals determined by the Planning Director.
 5. Drainage plans.
 6. Landscaping and maintenance provisions therefore.
 7. Gross area, lot area and open space area calculated to the nearest tenth of an acre.
 8. Delineation of those sub-units to be constructed in progression.
- (b) The maintenance and perpetual existence of required open spaces shall be guaranteed by creation of entities and the imposition of real conditions, covenants, and restrictions as required by County counsel.
- (c) In the event that a subdivision map is not required before approval of the entirety of any Precise Plan, such approval shall not become effective until conveyances for any required public easements, streets, rights of way, or other public areas shall have been filed with the County Surveyor and accepted by the Board of Supervisors. Where any land is to be conveyed for public use, a title report issued by a title insurance company in the name of the owner of the land, issued to or for the benefit and protection of the County of Sonoma showing all parties whose consent is necessary and the nature of their interest therein, shall be filed with the conveyances of such land.

Where public improvements are to be constructed or where improvements are to be made upon lands to be conveyed to the County of Sonoma, the land-owner shall execute and file an agreement between himself and the County providing for the installation of such improvements at the land-owner's cost and expense, and in accordance with the approved development schedule contained in the Precise Plan. The agreement shall be accompanied by labor, material, and performance bonds. Such improvement agreement and bonds provided for herein shall be considered in a like manner as are requirements upon subdivisions. Such improvement agreement and bonds shall be deemed to include and cover the installation of landscaping and planting as required by an approved plan upon public or private lands.

(Add):

SEC. 26-265 BULK AND PARKING STANDARDS

(a) Minimum Lot Size for Creation of New Lots

1. Not less than one (1) acre unless a different area is permitted by any "B" Combining District (Article 33).
2. There shall be no minimum lot size for lots within Planned Developments and Condominium Projects.

(b) Minimum Yard Requirements

1. Front yard: As designated on the zoning map creating each "MP" District.
2. Side yard: As designated on the zoning map creating each "MP" District.
3. Rear yard: Minimum thirty (30) feet.
4. Special yard requirements: Where a lot is an "MP" District fronts, sides, or backs upon property in any residential or agricultural district, or fronts, sides, or backs upon a street, the opposite side of which is in any residential district, there shall be a yard at least 100 feet deep. The fifty (50) feet of any such yard nearest the lot lines shall be used and maintained only as landscaped planting or screening strip, except for accessways. The remainder of such yard space may be used only for off-street parking or shall be landscaped in the same manner as the first fifty (50) feet.

(c) Minimum Building Height

1. No building or structure shall exceed twenty (20) feet in height at any building setback line. For each foot of setback interior to all building setback lines an additional height of six (6) inches shall be permitted, but the total height shall not exceed forty-five (45) feet, provided that additional height may be permitted subject to first securing a Use Permit.

(d) Maximum Lot Coverage

1. (Delete)

(Add):

1. As specified by Use Permit.

(e) Parking Requirements

1. One (1) parking space for each 2,000 square feet of gross building floor area or fraction thereof designed for warehousing and/or storage space.
2. One (1) parking space for each 300 square feet of gross building floor area or fraction thereof designed for office space.
3. One (1) parking space for each 750 square feet of gross building floor area or fraction thereof designed for manufacturing, processing, packaging, or other permitted uses.
4. One (1) parking space shall be provided for each vehicle used in conjunction with the permitted use and stored on the premises.
5. No off-street parking shall be located in any required front yard.
6. Off-street parking may be located in a required side or rear yard provided that it is separated from the side lot line by a minimum ten (10) foot landscaped area. This requirement may be deleted by the Design Review Committee in the case of a rear yard.

(f) Loading Requirements

1. One (1) loading space per each 40,000 square feet of gross building floor area or fraction thereof with a minimum size of twelve (12) feet by forty (40) and fourteen (14) feet of clearance height shall be provided.
2. Each tenant on the premises shall be provided with loading space for his exclusive use.
3. Loading spaces shall not be located in the required front yard.

SEC. 26-268 (DELETE)

(Add):

SEC. 26-266 LANDSCAPING AND OUTDOOR STORAGE

- (a) Landscaping: In addition to the provisions of this Section (Delete : Design Review) all unused portions of each parcel devoted to the permitted use shall be permanently maintained in lawn or other suitable ground cover.
- (b) Outdoor Storage:
 - 1. Maximum outside storage area shall be determined by Use Permit.
 - 2. Outdoor storage of merchandise, material, and equipment is permitted only when incidental to the principal operation conducted within the buildings on the lot.
- (c) In the case of an interior lot, such storage area may be located in the rear half of the lot.
- (d) In the case of an through lot or a corner lot, location of such storage area is subject to approval by the Design Review Committee.
- (e) Such storage area must be completely enclosed by a solid masonry wall or other opaque screening at least six (6) feet in height and no more than ten (10) feet in height.
- (f) Material or equipment stored shall not be piled or stacked higher than the required fence.

SEC. 26-267 DESIGN REVIEW (DELETE)

SPECIAL PURPOSE COMBINING DISTRICTS
=====

NO SUBSTANTIVE COMMENT

| | | |
|------------|----|---|
| ARTICLE 27 | HD | HISTORIC DISTRICT |
| ARTICLE 28 | F1 | PRIMARY FLOOD PLAIN DISTRICT (DELETE) |
| ARTICLE 29 | F2 | SECONDARY FLOOD PLAIN DISTRICT (DELETE) |
| ARTICLE 30 | SD | SCENIC DESIGN DISTRICT |
| ARTICLE 31 | J | MOBILE HOME EXCLUSION DISTRICT (DELETE) |

ARTICLE 32 S STUDY DISTRICT

SEC. 26-320 PURPOSE

To increase control over land uses during the period necessary for conducting planning studies and hearings in order to prevent the establishment of land uses which will not be in harmony with the conclusions of such studies and hearings. To that end, "S" District regulations shall be deemed to be combining in nature, supplementary, and in addition to all other zoning regulations which may be applicable to lands when they are placed within an "S" District. When such studies and hearings have been concluded by the adoption of zoning, the "S" District classification shall cease to be applicable to the elands effected by the Ordinance. Oodinances imposing "S" District provisions shall have no further force and effect after the expiration of the time limits imposed by Section 65858 of the Government Code of the State, (not more than two (2) years) or any successor thereto.

(Add):

It is the specific policy of the Board of Supervisors that upon the adoption of the study district zoning all of the affected lands within the study district shall be considered consistent with and an implementation of the Sonoma County General Plan.

SEC. 26-321 PERMITTED USES

The following uses are permitted in an "S" District without obtaining a Use Permit, if they are permitted in the base zone and the ordinance imposing the "S" District classification does not provide otherwise:

- (a) The erection, construction, moving, alteration, or use of one (1) single-family dwelling per lot.
- (b) Home occupations.
- (c) Day care centers and preschools for six (6) or fewer children.

- (d) Accessory buildings and uses clearly incidental to any permitted residential use.
- (e) All agricultural uses permitted in Sec. 26-121 (b) and which are also permitted in the base zone with which the "S" District is combined.
- (f) Agricultural accessory buildings and uses clearly accessory or incidental to any permitted agricultural use, such as barns, stables, and other farm buildings.
- (g) Appurtenant signs subject to Sign Regulations (Article 37).
(Delete - Design Review)

SEC. 26-322

USES PERMITTED WITH USE PERMIT OR USE PERMIT WAIVER

The following uses are permitted with a Use Permit in an "S" District if they are permitted in the base zone with or without a Use Permit:

- (a) The erection, construction, moving, or alteration of any building or structure for any use other than those listed in Sec. 26-321.
- (b) The use of any land or existing building or structure for any use other than those listed in Sec. 26-321.

GENERAL REGULATIONS
=====

NO SUBSTANTIVE COMMENT

| | |
|-------------|--|
| ARTICLE 33. | B SPECIAL LOT SIZE AND DENSITY DISTRICT |
| ARTICLE 34. | (Reserved) |
| ARTICLE 35. | CC COASTAL COMBINING DISTRICT |
| ARTICLE 36. | PARKING REGULATIONS |
| ARTICLE 37. | SIGN REGULATIONS |
| ARTICLE 38. | MOBILE HOMES, MOBILE HOME PARKS, AND MOBILE STRUCTURES |
| ARTICLE 39. | CONDOMINIUM REGULATIONS |
| ARTICLE 40. | SECURITY (DELETE) |
| ARTICLE 41. | (Reserved) |
| ARTICLE 42. | (Reserved) |
| ARTICLE 43. | (Reserved) |
| ARTICLE 44. | (Reserved) |
| ARTICLE 45. | SPECIAL USE REGULATIONS AND EXCEPTIONS |
| ARTICLE 46. | NONCONFORMING USE REGULATIONS |



ARTICLE 47

ADMINISTRATIVE AND PUBLIC HEARING PROCEDURES

SEC. 26-470 ZONING PERMIT.... WHEN REQUIRED

Zoning permits shall be required for the use of vacant land or for a change in the character of the use of land within any district established by this chapter.

SEC. 26-470.1 SAME.... ISSUANCE

The zoning permit shall be issued if the proposed use is in conformance with the provisions of this chapter and the adopted General Plan.

SEC. 26-471 B.Z.A. HEARINGS & DUTIES: QUESTIONS ON PERMITTED USES

- (a) The Board of Zoning Adjustments of the County of Sonoma after notice as in this ordinance provided, shall hear and decide on applications for use permits, applications for variances, applications for major and minor subdivision, appeals, from chapter 23A (environmental determinations) and appeals from any order, requirement, permit, decision, or determination made by any administrative official of the County of Sonoma in connection with the administration of this ordinance. In case of uncertainties by the Planning Department as to whether certain uses are permitted in certain districts, such department may refer such questions to the Board of Zoning Adjustments for decision. The Board of Zoning Adjustments may from time to time adopt performance standards for the uniform regulation of particular uses. Such performance standards shall be adopted by resolution following a hearing noticed in accordance with Sec. 26-471.1 (b) except that a general description of the area need not be given.
- (b) The Board of Zoning Adjustments shall be the "short range" planning commission as provided for in California Government Code, Section 65100 and have the duties described in (a) above.

The Planning Commission shall be the "long range" planning commission as provided for in California Government Code, Section 65100 and concern itself with long-range planning and development including, but not limited to, the preparation and maintenance of the General, specific, and area plans, the review of environmental impact reports, rezoning, precise plans, General Plan administrative appeals and capital improvement programs.

(c) DELETE

SEC. 26-471.1 SAME, ..., NOTICE

- (a) At least ten (10) day's notice of all hearings required by Sec. 26-471 and 476 shall be given by the Planning Director through the United States mails with postage prepaid to all persons shown on the last equalized assessment roll as assesseees of parcels of real property within 300 feet of the parcel wherein the subject use is located or is to be located or by publication in a newspaper of general circulation and posting in at least three (3) places on or near the property which is the subject of the hearing, provided however, that in the event of an appeal from an administrative determination by any official of the County of Sonoma in connection with the administration of this chapter the Planning Director need only notice the time and place of the hearing to the appellant and the applicant in a manner he deems just and equitable.
 - (b) At lease ten (10) day's notice of all hearings required by Sec. 26-491 shall be given by the Planning Director through the United States mails with postage prepaid to all persons shown on the last equalized assessment roll as assesseees of parcels of real property within 300 feet of the parcel to be affected, and by publication in a newspaper of general circulation within the County. Said notice shall include a general explanation of the matter to be considered, including a general description of the area to be affected.

SEC. 26-472

USE PERMITS..... ISSUANCE GENERALLY

- (a) Use permits may be issued by the Board of Zoning Adjustments for any of the uses for which such permits are required by this chapter.
 - (b) The Planning Director may waive Use Permit procedures subject to Sections 26-472.1(a), (b), and (d).
 - (c) The Planning Director may waive Design Review (Article 50) subject to Sec. 26-472.1(a), (b), and (d).
 - (d) Design Review may not be waived for projects subject to environmental review, pursuant to the California Environmental Quality Act of 1970.

- (e) Appeals of the Planning Director's denial of a Use Permit or Design Review waiver shall be processed as Use Permits per Sec. 26-472(a).

SEC. 26-472.1 SAME... FINDINGS OF THE BOARD OF ZONING ADJUSTMENTS: CONDITIONS

- (a) In order to grant any Use Permit, the findings of the Board of Zoning Adjustments shall be that the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the neighborhood or to the general welfare of the area.
- (b) The Board of Zoning Adjustments may designate such conditions in accordance with the Use Permit as it deems necessary to secure the purpose of this chapter and may require such guarantees and evidence that such conditions are being or will be complied with.
- (c) Subject to the right of appeal as provided in this Ordinance, the decision of the Board of Zoning Adjustments shall be final twelve (12) calendar days after the Board of Zoning Adjustments or Planning Commission renders its decision.
- (d) The Planning Director when waiving Design Review of Use Permits shall in addition to making the findings of Sec. 26-471.(a) insure the following:
1. Requirements and concerns of other responsible Public Agencies are met.
 2. The immediate neighbors are not ill affected.
 3. The requirements of the California Environmental Quality Act of 1970 are fully complied with.
 4. The proposed use or activity is of such an intensity that no discernable public purpose would be served by requiring a permit.
 5. That applicable performance standards are met.

- (a) Whenever because of special circumstances applicable to the subject property including size, shape, topography, location, surroundings which are unique to the subject property along where the strict application of this chapter is bound to deprive the property of privileges enjoyed by other properties in the vicinity and under identical zone classification, a variance may be granted; justification for such a variance shall be based solely on comparative information describing the disparities between the subject, property and surrounding properties and the burden of demonstrating that the above requirements are met shall be the responsibility of the applicant.
- (b) At the conclusion of the public hearing, the Board of Zoning Adjustments shall make written findings of fact showing whether or not the requirements of subsection (a) of this section apply to the various sought. As a part of such findings, the Board shall set forth such conditions, if any, as are necessary to obtain compliance with the provisions of such subsection. Following the aforesaid hearings, the Board of Zoning Adjustments shall make its determination on the matter within sixty (60) days after the hearing is closed. Failure of the Board of Zoning Adjustments to reach a decision on the matter within sixty (60) days after the hearing is closed shall constitute a denial of the request by the Board.
- (c) Subject to the right of appeal as provided in this chapter, the decision of the Board of Zoning Adjustments shall be final twelve (12) calendar days after the Board of Zoning Adjustments renders its decisions.

Whenever in the opinion of the Board of Zoning Adjustments a condition of any permit issued pursuant to this chapter has been violated, or that the use constitutes a nuisance, a hearing to be held before the Board of Zoning Adjustments on the matter of the revocation or modification of such permit. The hearing shall be noticed in accordance with this chapter and shall require the owner to appear at the noticed time and place and show cause why such permit should not be revoked or modified.

If after the hearing the Board of Zoning Adjustments finds that there has been or will be a substantial failure to fulfill one (1) or more of the conditions of the permit or that exercise of the use constitutes a nuisance, the Board may either revoke the permit or modify it in such a manner as to secure the goals of Sec. 26-472.1.

SEC. 26-474.1

REVOCATION FOR FAILURE TO USE OR FOR
ABANDONMENT OF USE

In any case where a Zoning Permit, Use Permit, or Variance Permit has not been used within one (1) year after the date of the granting thereof or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the one (1) year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit.

SEC. 26-474.2

REVOCATION.... NOTICE

- (a) At least ten (10) day's written notice of all hearings required by Sec. 26-474 and 26-474.1 shall be given by the Planning Director through the United States mails to the owners of the property that is the subject of the permit.
- (b) The Planning Director may give such additional notice as he deems necessary to secure a fair hearing.

SEC. 26-475

PERMIT CONDITIONS AS VIOLATIONS OF THIS
CHAPTER

It shall be unlawful, prohibited, and a violation of this chapter to violate any term or condition of any permit or approval granted or issued pursuant to this chapter. Any person whether as principal, agent, employee, or otherwise, violating any such term or condition shall be subject to the sanctions provided in Sec. 26-478.

SEC. 26-476

APPEALS TO THE BOARD OF SUPERVISORS

- (a) The acts and determinations of the Board of Zoning Adjustments and the Planning Commission shall be directly reviewable by the Board of Supervisors which may affirm, reverse, or modify any such act or determination as it deems just and equitable. Such review by the Board of Supervisors shall be noticed in accordance with Sec. 26-471.
- (b) Any interested party dissatisfied with the action of the Board of Zoning Adjustments may, within twelve (12) calendar days after the Board of Zoning Adjustments renders its decisions, appeal in writing to the Board of Supervisors. Such appeal shall be filed with the Planning Director. The Board of Supervisors shall set a date for public hearing and cause notice to be given as provided in this chapter. The Board of Supervisors shall hear the matter de novo and shall render its decision within sixty (60) days after the public hearing is first opened. In the event that the Board of Supervisors fails to act within the sixty (60) days period the decision of the Board of Zoning Adjustments shall be deemed to be upheld.

- (c) The taking of an appeal pursuant to Sec. 26-476(b) or the undertaking of a review pursuant to Sec. 26-476(a) shall operate as a stay of issuance, modification, or revocation as the case may be, of any permit with respect to which the appeal or review is taken. Such action shall be stayed until the Board of Supervisors has entered its decision.

SEC. 26-477

APPLICATION FOR ZONING PERMITS, USE PERMITS, VARIANCES, APPEALS, ETC.

Application for Zoning Permits, Use Permits, Variances, and appeals for Use Permits and Variances shall be in writing on forms prescribed by the Board of Zoning Adjustments and shall be accompanied by such plans and data as are necessary to determine compliance with this chapter. If a Use Permit application or Variance Permit application, or Mobile Home Zoning Permit application is denied by the Board of Zoning Adjustments or Board of Supervisors, reapplication for the same use cannot be made within one (1) year of said denial unless said application is denied "without prejudice".

SEC. 26-477.1

FEES FOR ZONING PERMITS, USE PERMITS, VARIANCES, APPEALS, DESIGN REVIEW, ETC.

Every person making application for Zoning Permits, Variances, Design Review, Rezoning, Appeals, General Plan Amendments, and Specific Plan Amendments or other related procedures shall pay a processing fee prescribed by resolution of the Board of Supervisors.

Permit fees may be waived or refunded by the Sonoma County Board of Supervisors, Board of Zoning Adjustments, or Planning Commission upon a showing of good cause. No application fee will be required from the County of Sonoma or any other public agency whose directors are the Sonoma County Board of Supervisors acting as directors of the public agency.

SEC. 26-478 (DELETE)

(Add):

SEC. 26-478

COMPLIANCE WITH CHAPTER GENERALLY

Except as otherwise provided in this chapter, no land, building, or premises shall be used, designated, or intended to be used for any purpose or in any manner other than one that is included among uses listed in this chapter as permitted in the district in which such building, land, or premises as located.

• (DELETE)

SEC. 26-478.1 (DELETE)

SEC. 26-478.2

PERMITS AND LICENSES TO CONFORM TO
CHAPTER

All departments, officials, and public employees of the County which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this chapter and shall issue no such permits or license for uses, buildings, or purposes where the same would be in conflict with the provisions of this chapter.

SEC. 26-479

USE CONTRARY TO CHAPTER...PROHIBITED:
DECLARED PUBLIC NUISANCE, ABATEMENT
GENERALLY

Any use of any land, structure, sign, buildings, or premises established, conducted, operated, or maintained contrary to the provisions of this chapter shall be, and the same is hereby declared to be unlawful and a public nuisance; and the District Attorney of the County shall, on order of the Board of Supervisors, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner provided by law, and shall take such other steps and shall apply to such court as may have jurisdiction to grant such relief as will abate or remove such building or structure and restrain and enjoin any such building or structure of using any property contrary to the provisions of this chapter.

(DELETE: SEC. 26-479.1, 26-479.2 AND 26-479.3)

SEC. 26-479.4

PENALTY FOR VIOLATION OF CHAPTER:
CONTINUING VIOLATION

Any person whether as principal, agent, employee, or otherwise violating or causing or permitting the violation of any of the provisions of this chapter shall be guilty of an infraction and upon a first conviction shall be punished by a fine of not more than \$50.00 and for a second conviction of a violation of same ordinance within a period of one (1) year by a fine of not more than \$100.00 and for a third or any subsequent conviction within a period of one (1) year by a fine of not more than \$250.00. Any such person shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this chapter is committed, continued, or permitted by such person and shall be punishable as herein provided.

ARTICLE 48

COASTAL PERMIT REGULATIONS

SEC. 26-480

PURPOSE

To establish procedures and findings for the issuance of development permits in the Coastal Zone. Where the plans, policies, requirements or standards of the Coastal Program, as applied to any project in the "CC Combining District, conflict with those of the underlying district, or other provisions of this Article, the plans, policies, requirements or standards of the Coastal Program shall take precedence.

SEC. 26-481

APPLICATION

A Coastal Permit shall be issued for any development occurring in the Coastal Zone, except for exempt projects listed in the Coastal Combining District (Article 35).

SEC. 26-482

DEFINITIONS

For the purpose of this Article, certain terms used herein are defined as follows:

Aggrieved Person

Any person who, in person or through a representative, appeared at a public hearing or by other appropriate means prior to action on a Coastal Permit informed the County of his concerns about an application for such permit, or, who for good cause was unable to do either, and who objects to the action taken on such permit and wishes to appeal such action to a higher authority.

Coastal Commission

The California Coastal Commission.

Coastal Permit

A letter or certificate issued by the County of Sonoma in accordance with the provisions of this Article, approving a project in the Coastal Combining District as being in conformance with the Coastal Program. A Coastal Permit includes all application materials, plans and conditions on which the approval is based.

Coastal Program

The County's land use plans, zoning ordinances, zoning maps and implementing action certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.

Coastal Zone

That portion of the Coastal Zone, as established by the Coastal Act of 1976 and as officially mapped by the Coastal Commission and as it may subsequently be amended, which lies within the County of Sonoma.

Development

On land, in or under water, the placement of erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of any existing use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (Government Code Section 66410 et seq.) and the County Subdivision Ordinance, and any other division of land, change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility or State or local government; and the removal or harvesting of a major vegetation.

Major Energy Facility

Any energy facility as defined by Public Resources Code, Section 30107, and exceeding \$50,000 in estimated cost of construction.

Major Public Works Project

Any public works project as defined by California Administrative Code, Section 13012, and exceeding \$50,000 in estimated cost of construction.

Principal Permitted Uses

Any use, as modified by the Coastal Combining District, which is a Use Permitted Subject to Site Development and Erosion Control Standards (Article 51).

SEC. 26-483APPLICATION REQUIREMENTS

Application for a Coastal Permit shall be made to the Planning Department on forms provided by the Planning Director and shall be accompanied by such plans and data as are necessary to determine compliance with this chapter.

SEC. 26-484ACTION ON COASTAL PERMIT

Action to approve, condition or deny a Coastal Permit shall be taken only by the Planning Commission, or Board of Zoning Adjustments; or a Coastal Permit shall be taken concurrently with action on other permits or approvals required for the project, in accordance with the following procedures:

(DELETE: (a), (c), (d) and (e))

- (ADD): (a) If a minor subdivision or lot line and adjustment involves a Coastal Permit, then the Project Review Advisory Committee shall set conditions and refer projects to the Board of Zoning Adjustments.
- (b) If final action on other permits or approvals requires the recommendation of one (1) body to another, as in the case where Planning Commission makes recommendations to the Board of Supervisors, then that body shall make a concurrent recommendation on the Coastal Permit.

SEC. 26-485PUBLIC HEARING AND COMMENT

- (a) The appropriate body specified in Sec. 26-484 shall hold a public hearing prior to any action on a Coastal Permit where any of the following apply:
1. Action or recommendation on other permits or approvals required for the project require the holding of a public hearing.
 2. The permit is for a project appealable to the Coastal Commission.
- (b) A public hearing on a Coastal Permit may be held concurrently with any other public hearing on the project held by the appropriate body specified in Section 26-484.
- (c) Any person may submit written comment on an application for a Coastal Permit, or on a Coastal Permit appeal at any time prior to the close of the applicable public hearing. If no public hearing is required, written comments may be submitted prior to the decision date specified in the notice required by Sec. 26-485.1. Written comments shall be submitted to the Planning Director who shall forward them to the appropriate person, commission, board or applicant.

- (a) At least ten (10) calendar days prior to any public hearing on a Coastal Permit, notice of the hearing shall be provided by the following method:
1. Mailed notice to the applicant.
 2. Mailed notice to all persons who have, in the past calendar year, requested County notice of all Coastal Permits.
 3. Mailed notice to any person who has, in writing, requested notices relating to the Coastal Permit in question.
 4. Mailed notice to all property owners within 300 feet of the perimeter of the property on which the project is proposed.
 5. Mailed notice to residents within 100 feet of the perimeter of the property on which the project is proposed.
 6. Mailed notice to the Coastal Commission.
 7. If the matter is heard by the Planning Commission, one (1) publication of notice in a newspaper of general circulation. Such notice shall include items 1 thru 7 and 9 thru 13 in Sec. 26-485.1 (c).
- (b) At least ten (10) calendar days prior to action on a Coastal Permit for which no public hearing is required, notice of a pending application and decision date shall be provided by the following method:
1. Mailed notice to the applicant.
 2. Mailed notice to all persons who have, in the past calendar year, requested County notice of all Coastal Permits.
 3. Mailed notice to any person who has, in writing, requested notices relating to the Coastal Permit in question.
 4. Mailed notice to all property owners and residents within 100 feet of the property on which the project is proposed.
 5. Mailed notice to the Coastal Commission.
 6. Such notice shall include items 1 thru 13 in Sec. 26-485 (c).

- (c) For the purposes of this section, each notice shall contain the following, as specified in paragraphs (a) and (b):
1. Date of application filing.
 2. Name of applicant.
 3. File number.
 4. Project location and Assessor's parcel number.
 5. Project description.
 6. Permits requested.
 7. Date, time and place of public hearing.
 8. Date of decision, if no public hearing is requested.
 9. General hearing procedural information.
 10. Method of submitting written comment.
 11. Notice that action is appealable to the County governing bodies, and to the Coastal Commission, if applicable.
 12. Method of appeal and fees, if applicable.
 13. A statement that the development is within the Coastal Zone.
- (d) Within seven (7) calendar days of a final local decision on an application for any development, the County shall provide mailed notice to:
1. The Coastal Commission.
 2. Any persons who specifically requested notice of such final action by submitting a self-addressed stamped envelope to the County.
- (e) Any such notice shall include conditions of project approval, written findings and procedures for appeal of the local decision of the Coastal Commission.

SEC. 26-485.2

STANDARDS FOR APPLICATION REVIEW

The commission or board acting on a Coastal Permit shall review the project for compliance with: all applicable plans, policies, requirements and standards of the Coastal Program; the County General Plan, requirements of the underlying zoning district, and other provisions of this Chapter.

SEC. 26-485.3CONDITIONS

Approval of a Coastal Permit shall be conditioned as necessary to ensure conformance with the implementation of the Coastal program. The approving authority may require modification and resubmittal of project plans, drawings and specifications to ensure conformance with the Coastal Program. When modification and resubmittal of plans is required, action shall be deferred for a sufficient period of time. (DELETE)

SEC. 26-485.4FINDINGS

A Coastal Permit shall be approved only upon finding:

- (a) That the project, as described in the application and accompanying materials, and is conditioned in accordance with Sec. 26-485.3 and conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program.

SEC. 26-486APPEALS

Development pursuant to an approved Coastal Permit shall not commence until all applicable appeal periods expire, or, if appealed, until all appeals, including to the Coastal Commission, have been exhausted.

- (a) Action by the Board of Zoning Adjustments or Planning Commission to approve, condition or deny any Coastal Permit may be appealed to the Board of Supervisors on or before the 12th calendar day following such action. Action by the Board of Zoning Adjustments or the Planning Commission may be appealed only to the Board of Supervisors.
- (b) Action by the Board of Supervisors to approve, condition or deny a Coastal Permit for the following types of projects may be appealed to the Coastal Commission in accordance with Coastal Commission regulations on or before the 10th working day of receipt by the Coastal Commission of the notice of final local government action.
 1. Projects between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
 2. Projects located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.

3. Any project involving development which is not a principal permitted use in the underlying zone, as defined in Sec. 26-482.
- (c) An appeal pursuant to this section may only be filed by the applicant for the Coastal Permit in question, an aggrieved person who has exhausted local appeals, or any two members of the Coastal Commission.
- (d) An appeal shall be filed with the Planning Department on a form provided by the Planning Director. The appeal shall be accompanied by a fee set by resolution of the Board of Supervisors, and a statement of the grounds for the appeal.
- (e) It shall be the duty of the Planning Director to forward a Coastal Permit appeal, to the appropriate body specified in Sec. 26-486 (a) and Sec. 26-486 (b).

SEC. 26-487 EXPIRATION OF COASTAL PERMIT

A Coastal Permit, except at Timber Cove, shall expire within one (1) year from its date of approval unless the project is diligently being pursued; provided however, that upon written request by the applicant prior to the expiration of the one (1) year period, the permit approval may be extended for not more than one (1) year by the authority which granted the original permit. At Timber Cove subdivision, a Coastal Permit expires one (1) year from the date of design review approval or design review waiver, unless construction is diligently being pursued. No extensions will be granted.

SEC. 26-488 PERMIT AMENDMENT

Upon application by the permittee, a Coastal Permit may be amended by the approving authority. Application for and action on an amendment shall be accomplished in the same manner specified in this Chapter for initial approval of a Coastal Permit. All sections of this chapter shall apply to permit amendments.

ARTICLE 49

AMENDMENTS

SEC. 26-490

PROCEDURE GENERALLY: METHODS OF INITIATING

This chapter may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure of this article. An amendment may be initiated by:

- a. The petition of one (1) or more owners of property affected by the proposed amendment which petition shall be filed with the Planning Commission.
- b. Resolution of intention by the Board of Supervisors.
- c. Resolution of intention by the Planning Commission.

SEC. 26-491

PUBLIC HEARING: ZONING, INTERIM ZONING

The Planning Commission shall hold at least one (1) public hearing as provided in this chapter prior to changing any property from one zone to another or imposing any regulation listed in Government Code 65850 not theretofore imposed or removing or modifying such regulation heretofore imposed; conducting or intends to conduct studies within a reasonable time for the purpose of, or holding a hearing for the purpose of, or has held a hearing and has recommended to the Board of Supervisors of the County the adoption of any zoning ordinance or amendment or addition thereto, the Board of Supervisors, to protect the public health, safety, and welfare, may adopt as an urgency measure a temporary zoning ordinance in accordance with Title 7, Chapter 4 of the Government Code of The State, placing the area which is the subject of such studies or hearing in an "S" District (Study District).

SEC. 26-492

ACTION BY PLANNING COMMISSION

Following a public hearing the Planning Commission shall make a report of its findings and recommendations with respect to the proposed amendment to the Board of Supervisors and file with the Board of Supervisors an attested copy of such report within ninety (90) days of the notice of the first of the hearing; provided, that such time limit may be extended upon the mutual agreement of the parties having an interest in the proceedings. Failure of the Planning Commission to so report within ninety (90) days without the aforesaid agreement shall be deemed to approval of the proposed amendment by the Planning Commission.

Upon receipt of a report from the Planning Commission or upon the expiration of the ninety (90) days as aforesaid, the Board of Supervisors shall set the matter for hearing and shall give notice thereof by one (1) publication with the County at least ten (10) days prior to such hearing. After conclusion of the hearing the Board of Supervisors may adopt the proposed amendment or any part thereof in such form as the Board may deem advisable. The decision of the Board of Supervisors shall be rendered within ninety (90) days after the receipt of a report and recommendation from the Planning Commission, except that after a four-fifths vote, the Board of Supervisors may render its decision after ninety (90) days but within a reasonable time. Upon the consent of the Planning Commission, any petition for an amendment may be withdrawn upon the written application of a majority of all persons who signed such petition. The Board of Supervisors or Planning Commission, as the case may be, may by a resolution abandon any proceeding for an amendment initiated by its own resolution of intention; provided, that such abandonment may be made only when such proceedings are before such body for consideration and provided that any hearing of which public notice has been given shall be held.

DELETE

MAJOR POLICY

DECISIONS REQUIRED

REMOVING THE LINE FROM THE LIST OF MAJOR POLICY DECISIONS REQUIRED

MAJOR POLICY DECISIONS REQUIRED

DELETE

ARTICLE 51

SITE DEVELOPMENT AND EROSION CONTROL
STANDARDS

MAJOR POLICY DECISIONS REQUIRED

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